

ASHTON WHITE
Leading the way home

33 Lancer way, Billericay CM12 OXA

£470,000

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SALE AGREED BY ASHTON WHITE Located in a popular cul-de-sac setting, just 0.7 miles from Billericay train station, 0.5 miles from Brightside School and 1.0 mile from the High Street, is this three bedroom semi-detached house. You enter the property into a hallway with stairs leading up to the first floor. A door takes you into the well-proportioned lounge with a feature fireplace and a large built-in under stair storage cupboard. An archway leads through to the dining room, with patio doors leading out to the garden. The adjacent kitchen is fitted in a range of modern cream coloured units, contrasting worktops and integrated oven, gas hob and cooker hood.

Up on the first floor is the landing area with a built-in boiler cupboard and access to the loft storage area. To the rear is the main bedroom which overlooks the well-screened rear garden. The second double bedroom is situated to the front along with the third bedroom which includes a built-in wardrobe/storage cupboard. The family bathroom is fully-tiled and fitted with a modern white suite including a shower over the bath.

To the front of the house is a block paved driveway providing parking for several cars, with quality timber gates at the side leading to a further parking area and the detached garage. The rear garden is well-screened with mature trees and shrubs and commences with a paved patio and lawn.

















ENTRANCE HALL

LOUNGE
13 x 12 (3.96m x 3.66m)

DINING ROOM
12 x 8'6 (3.66m x 2.59m)

KITCHEN
12 x 6'8 (3.66m x 2.03m)

FIRST FLOOR LANDING

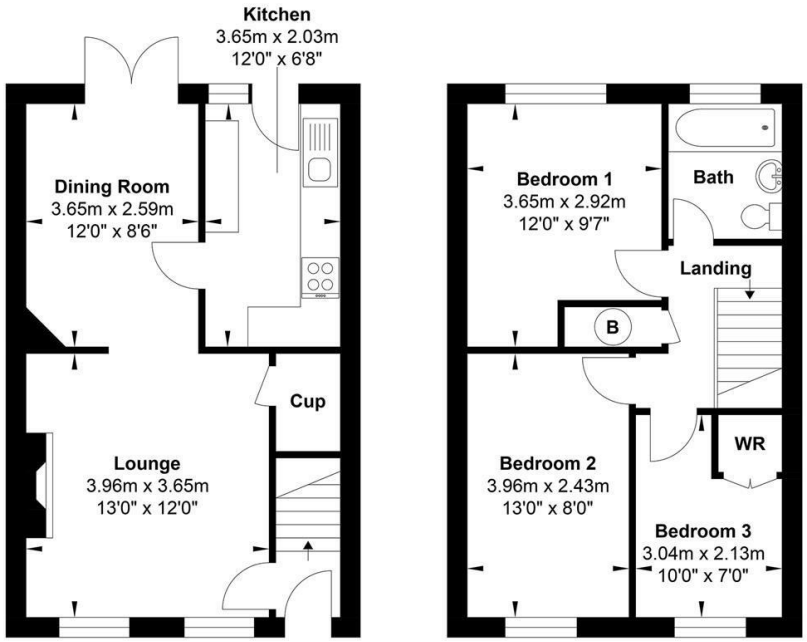
BEDROOM ONE
12 x 9'7 (3.66m x 2.92m)

BEDROOM TWO
13 x 8 (3.96m x 2.44m)

BEDROOM THREE
10 max x 7 (3.05m max x 2.13m)

BATHROOM
6'8 x 5'5 (2.03m x 1.65m)

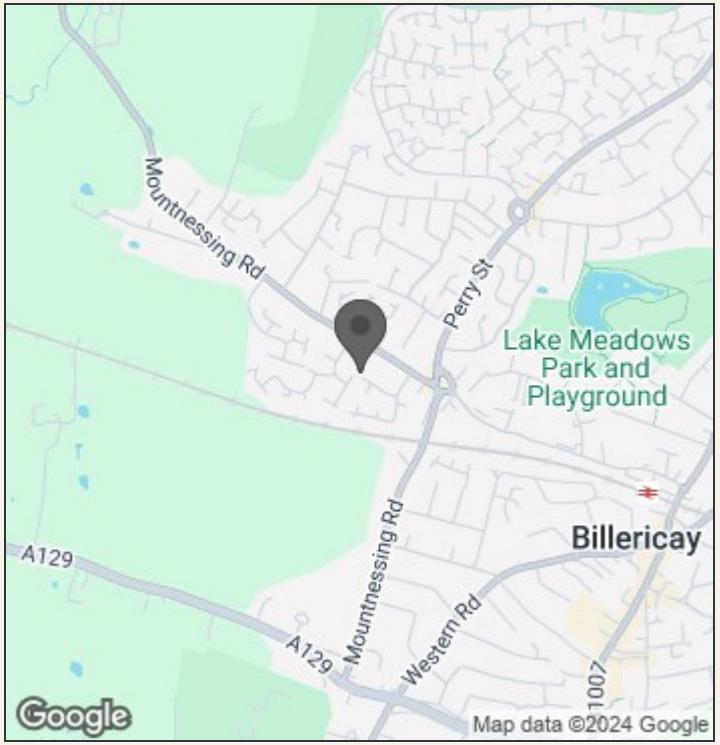
DETACHED GARAGE

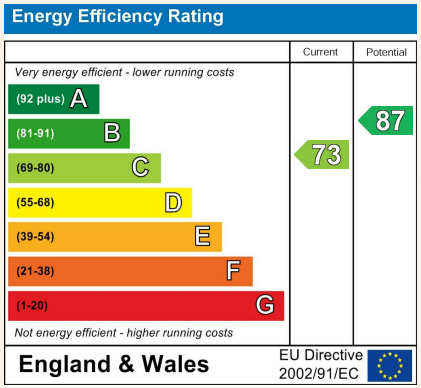


Ground Floor **First Floor**

Gross Internal Floor Area : 70.9 m2 ... 763 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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