

ASHTON WHITE
Leading the way home

17 Langley Place, Billericay CM12 0FR

Offers In Excess Of £450,000

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SALE AGREED BY ASHTON WHITE A modern three bedroom end-terrace house situated in a delightful corner plot position on the popular Chaucer Court development, less than a mile from Billericay train station.

You enter this much improved and beautifully presented home, into a welcoming hallway with a ground floor cloakroom, fitted with a modern white suite. The well-proportioned lounge has double doors leading out to the garden deck. To the opposite side of the hall is the lovely semi open-plan kitchen/dining room, fitted in a range of modern gloss white units, with contrasting worktops and integrated gas hob, cooker hood, oven and a fridge freezer. The polished tiled floor continues into the dining area.

Up on the first floor is a good size landing which gives access to the three bedrooms. The master bedroom and second double bedroom both have the benefit of built-in wardrobes and storage. The family bathroom is fitted with. modern white suite including a shower over the bath and tiled walls and floor.

The house is set on a lovely larger than average corner plot with a driveway for 2 cars leading to the garage with an electric roller door. The garage has been converted into a front storage area, ideal for bikes and lawn mower. To rear is now a stylish home office with double doors out to the timber deck. The deck faces south and east and continues from the side, round to the rear making this a great space for outdoor entertaining with a delightful aspect onto woodland. The remainder of the garden is lawn with shrubs and a timber summerhouse.

Agents Note: Planning permission was passed in 2022 for a double storey rear extension planning No.22/00887/FULL offering another reception room and master bedroom with en-suite.

























ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE
14'9 x 14 max (4.50m x 4.27m max)

KITCHEN/DINING ROOM
14'9 x 9'6 (4.50m x 2.90m)

SPACIOUS LANDING

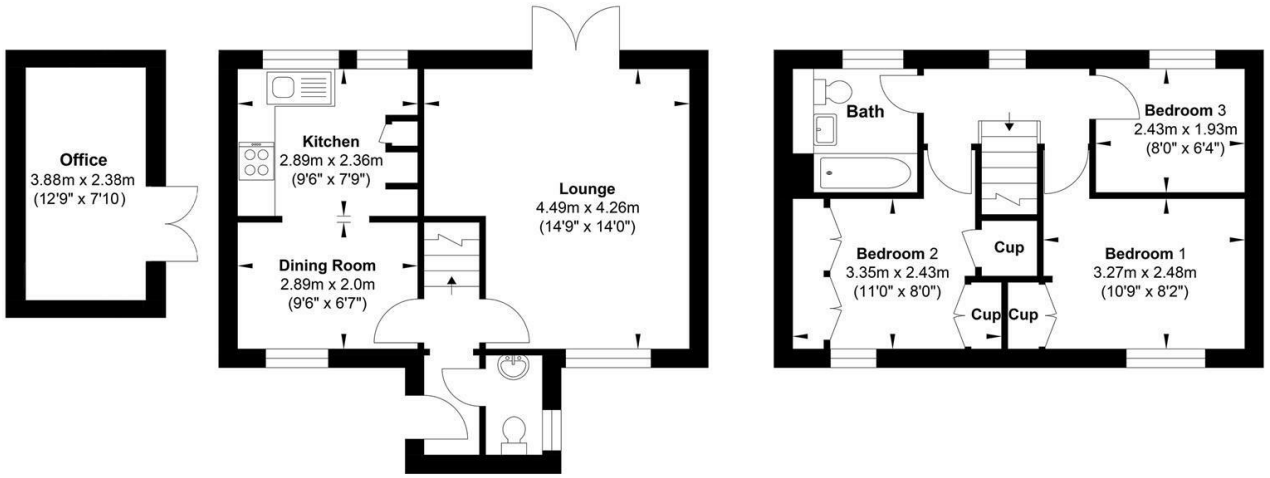
BEDROOM ONE WITH BUILT-IN WARDROBES
10'9 x 8'2 (3.28m x 2.49m)

BEDROOM TWO WITH BUILT-IN WARDROBES
9'7 x 8 (2.92m x 2.44m)

BEDROOM THREE
8 x 6'4 (2.44m x 1.93m)

BATHROOM
6'7 x 6'3 (2.01m x 1.91m)

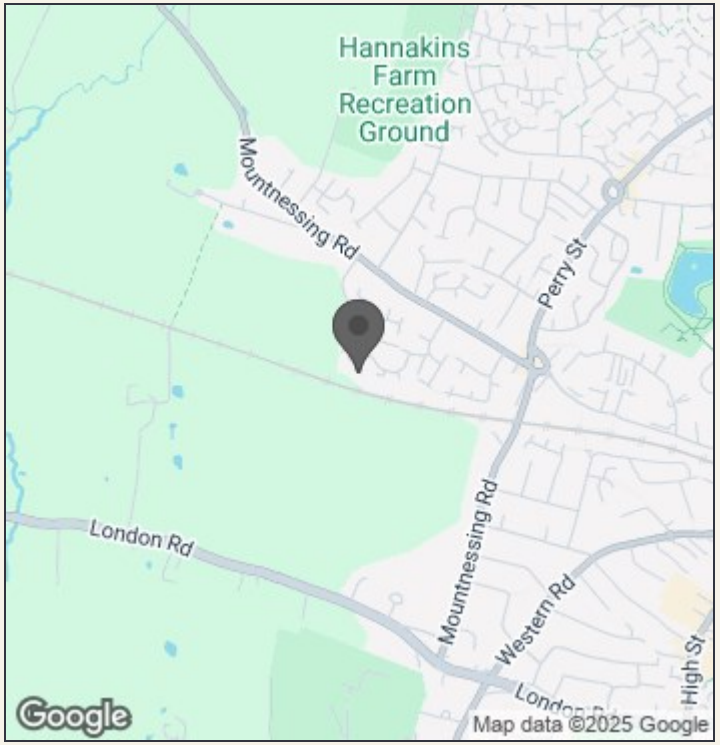
HOME OFFICE
12'9 x 7'10 (3.89m x 2.39m)

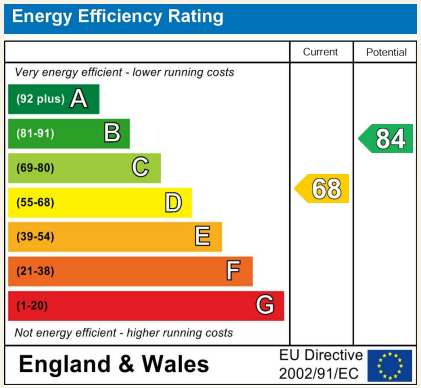


Ground Floor **First Floor**

Gross Internal Floor Area : 78.3 m2 ... 842.8 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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