



20 Langleys, Basildon SS16 5DN
Guide Price £325,000 - £350,000



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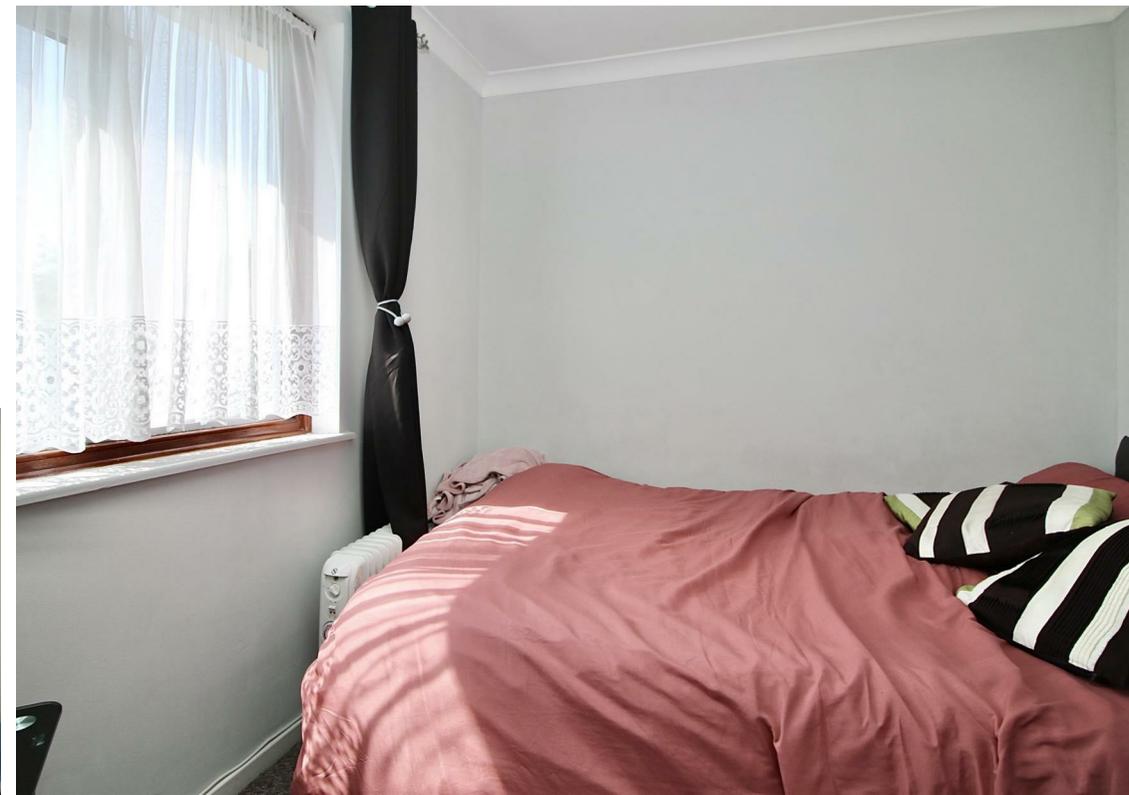
**** SALE AGREED BY ASHTON WHITE **** Guide Price £325,000 - £350,000 Located in the sought after Kingswood area of Basildon, Just a short walk from Basildon Station, ideal for commuters, is this three bedroom mid terraced house.

The accommodation comprises of an entrance hall with access to both the living room and kitchen/diner, both these rooms are dual aspect and have access to the large rear garden. To the first floor there are three bedrooms and a bathroom with a separate WC.

Externally the property has a large private rear garden which is laid to lawn and there is an open-plan front garden, with residents permit parking scheme in the road.

Agent Note: A nearby garage on a separate title could be available by separate negotiation.

Council tax band C





ENTRANCE HALL

LOUNGE

19'9 x 10'10 (6.02m x 3.30m)

KITCHEN/DINING ROOM

19'9 x 10'4 max (6.02m x 3.15m max)

FIRST FLOOR LANDING

BEDROOM ONE

13 x 11'5 (3.96m x 3.48m)

BEDROOM TWO

13'9 x 8'5 (4.19m x 2.57m)

BEDROOM THREE

9 x 8 (2.74m x 2.44m)

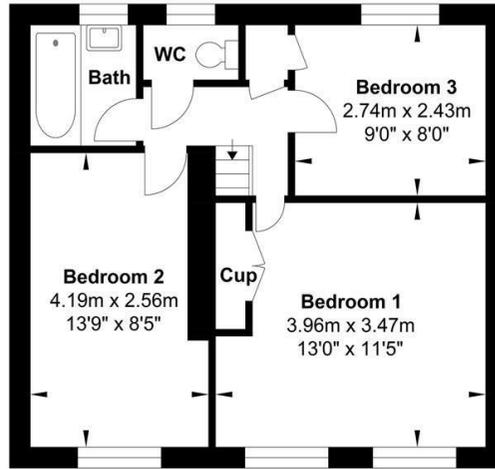
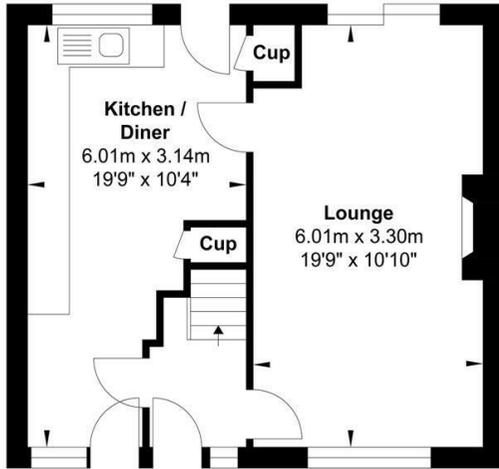
BATHROOM

SEPARATE W.C.

LARGE WEST FACING GARDEN

RESIDENT PARKING SCHEME IN THE ROAD



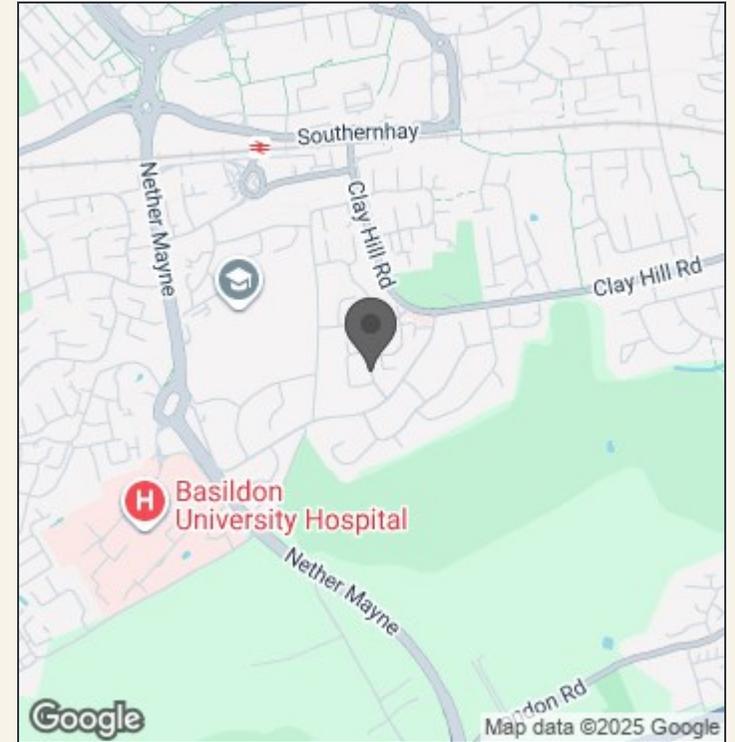


Ground Floor

First Floor

Gross Internal Floor Area : 78.62 m2 ... 846.25 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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