



**Price**

**£475,000**

**Freehold**

2x  1x  1x 

**Lakeside, Billericay,  
Essex, CM12**

**OVER 60?**

Secure this property  
for up to **59% less!**



**Video Tour available**



**DOUGLAS  
ALLEN**

Helping you move forwards





## Main features

- Close to local Amenities
- French Doors in lounge leading to large garden
- Utility room with second toilet
- Dual access to large Bathroom
- Potential to be extended STPP
- Large base at rear of garden to accommodate garden room

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 16'4 x 11'8 (4.98m x 3.56m)

Kitchen: 15'10 x 7'10 (4.83m x 2.39m)

Utility Area: 7'1 x 6'2 (2.16m x 1.88m)

Bedroom One: 12'4 x 7'9 (3.76m x 2.36m)

Walk in wardrobes: 9'5 x 2'5 (2.87m x 0.74m)

Bedroom Two: 8'6 x 7'1 (2.59m x 2.16m)

Bathroom: 10'6 x 10'0 (3.20m x 3.05m)

### OUTSIDE

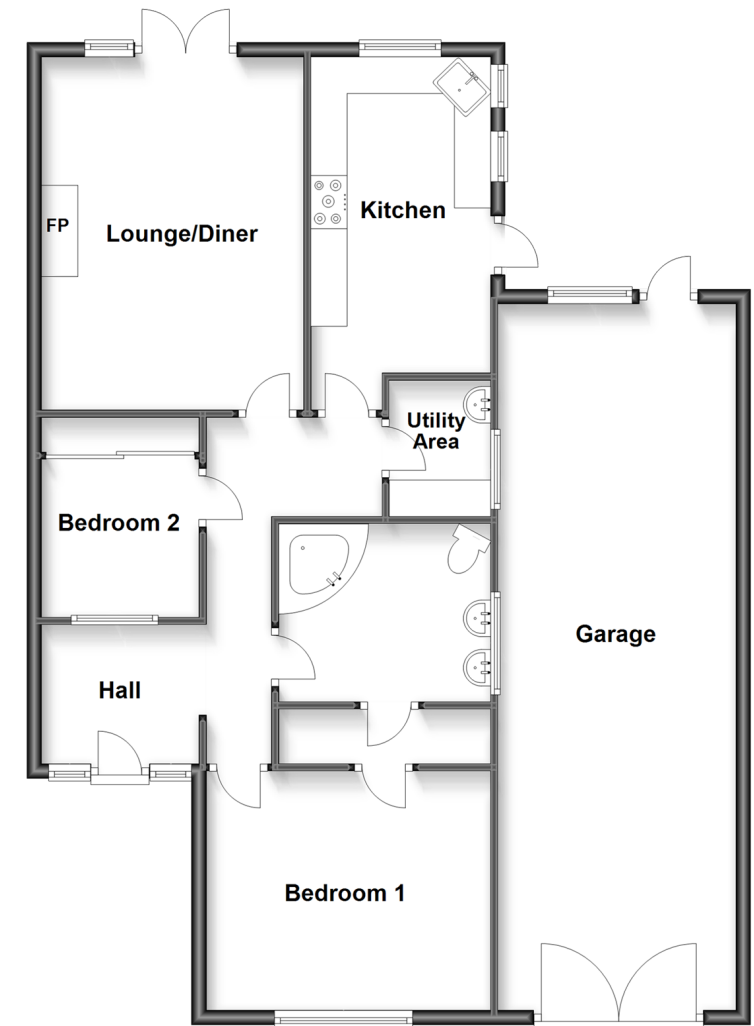
Driveway

Garage

Rear Garden

### Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



**Call Billericay - 01277 631377 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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