




26 Carson Road, Billericay CM11 1SA  
£895,000

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# 26 Carson Road

## Billericay CM11 1SA

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Situated in this wonderful position backing directly onto woodland and located within the highly sought after Norsey Farm development, a spacious and well presented four-bedroom detached family residence convenient for both Mayflower and Buttsbury Schools.

The bright and spacious accommodation commences with a welcoming entrance hallway with ground floor cloakroom and a return staircase to the first floor. Modern light oak interior doors lead to the 30' through lounge/diner, French doors to a hardwood conservatory leading to the garden, and further access to study/playroom to the front of the house and modern kitchen/breakfast room to the rear.

The current owners also took the opportunity in 2024 to gain planning consent (24/01183/FULL) to extend across the entire rear of the property to create a wonderful open-plan kitchen/family room with separate utility room created from dividing part of the garage. Full details available online at Basildon Borough Council e-planning portal.

From the first-floor landing, there is access to four generous size bedrooms, the principal bedroom featuring en-suite shower. The fourth bedroom currently doubles as an office, ideal for those working from home. The main family bathroom has been updated and is now fully tiled to complement the modern white suite.

Externally, a wide road frontage with low retaining wall and mature laurels gives access to the driveway which affords parking for several cars in addition to the integral double length garage with power and light. The highly secluded rear garden is undoubtedly a fine asset to the property measuring 70' in depth by 40' wide. This backs directly onto woodland from within the grounds of Mayflower School and provides a lovely natural backdrop to the house.

Principally laid to lawn with two majestic oaks at the far end, the remainder of the garden is flanked by mature, raised sleeper edged borders, interspersed with a nice blend of colourful flower and evergreen shrubs.





**ENTRANCE HALL**  
14'0 x 5'0 (4.27m x 1.52m)

**GROUND FLOOR CLOAKROOM**

**STUDY/PLAYROOM**  
9'0 x 7'4 (2.74m x 2.24m)

**LOUNGE/DINER**  
30'0 x 12'6 < 10'0 (9.14m x 3.81m < 3.05m)

**KITCHEN/BREAKFAST ROOM**  
17'5 x 8'5 (5.31m x 2.57m)

**CONSERVATORY**  
15'4 x 7'4 (4.67m x 2.24m)

**BEDROOM ONE**  
14'8 x 11'9 (4.47m x 3.58m)

**EN-SUITE SHOWER**

**BEDROOM TWO**  
16'6 < 12'7 x 9'4 (5.03m < 3.84m x 2.84m)

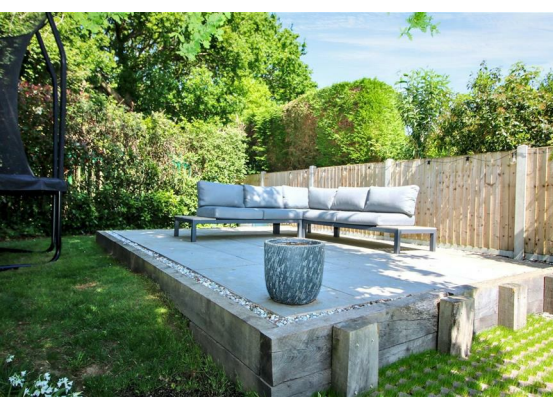
**BEDROOM THREE**  
13'4 x 8'3 (4.06m x 2.51m)

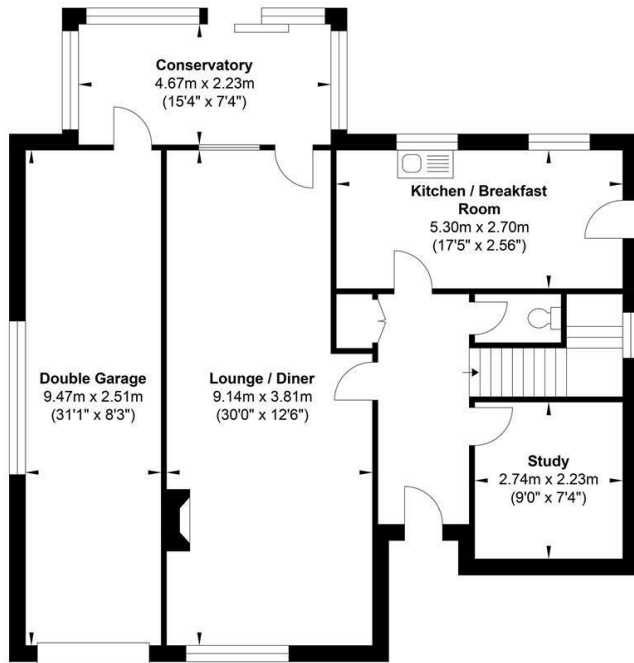
**BEDROOM FOUR**  
10'10 x 7'6 (3.30m x 2.29m)

**FAMILY BATHROOM**  
8'6 x 6'5 (2.59m x 1.96m)

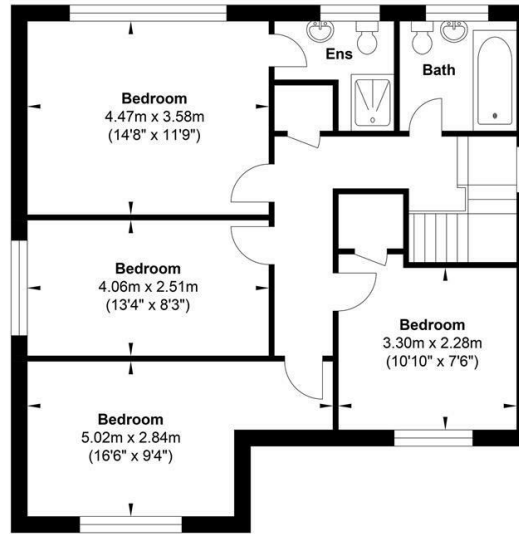
**DOUBLE LENGTH GARAGE**  
31'6 x 8'3 (9.60m x 2.51m)

**REAR GARDEN**  
70'0 x 40'0 (21.34m x 12.19m)





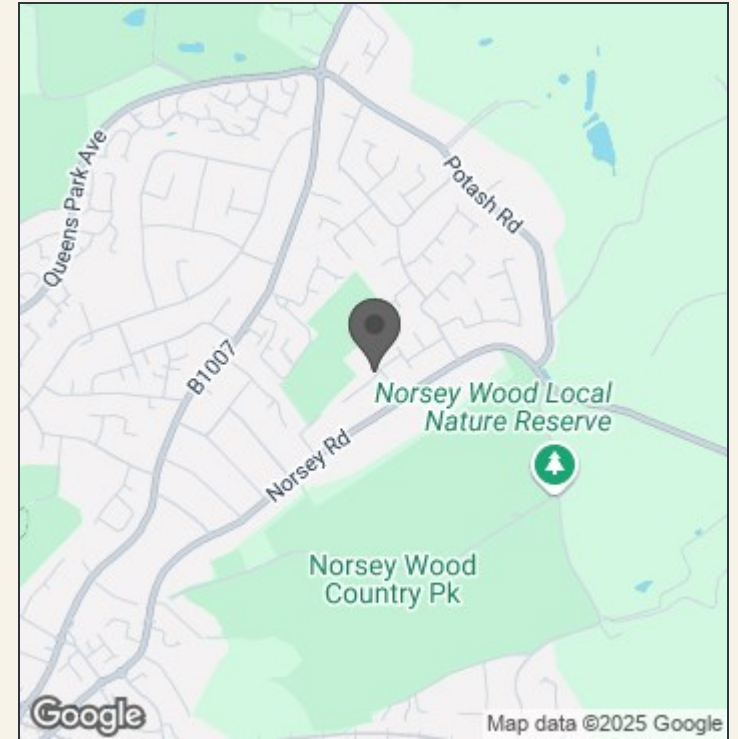
**Ground Floor**



**First Floor**

Gross Internal Floor Area : 178.06 m2 ... 1916.62 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**140 High Street**  
**Billericay**  
**Essex**  
**CM12 9DF**  
**tel: 01277 659002**  
**Email: admin@ashtonwhite.co.uk**  
**https://www.ashtonwhite.co.uk**

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