



Celandine Close | Billericay | CM12 0SU

Offers Around £365,000

**ICON**  
RESIDENTIAL

Celandine Close |  
Billericay | CM12 0SU  
Offers Around £365,000

- 3 SPACIOUS BEDROOMS
- 1 MODERN BATHROOM
- COSY RECEPTION ROOM
- QUEENS PARK LOCATION
- CLOSE TO MAINLINE STATION
- 907 SQ FT OF SPACE
- QUIET RESIDENTIAL AREA
- IDEAL FOR FIRST TIME BUYERS
- VIEWING HIGHLY RECOMMENDED
- TWO ALLOCATED PARKING SPACES

Welcome to this charming mid-terrace house located in the desirable Celandine Close, nestled within a tranquil cul-de-sac in the sought-after Queens Park area of Billericay. Built in 1999, this delightful property offers a generous living space of 907 square feet, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a spacious entrance hallway that boasts ample built-in storage, providing a practical and welcoming first impression. The modern



fitted kitchen is perfect for culinary enthusiasts, while the bright and airy living room features double glazed French doors that open seamlessly to the low-maintenance rear garden, creating a wonderful flow between indoor and outdoor spaces. The living room also benefits from useful under-stairs storage, enhancing the overall functionality of the home.

Upstairs, the well-proportioned landing leads to three comfortable bedrooms, each offering a peaceful retreat. The contemporary family bathroom is thoughtfully designed, catering to the needs of the household.

One of the standout features of this property is the rare availability of two allocated parking spaces, along with a garage, ensuring convenience for residents and guests alike. The fully paved rear garden is equipped with outdoor power points, making it an excellent space for relaxation or entertaining friends and family.

Situated just a short walk from Billericay Railway Station, The Pantiles Shopping Parade, and the picturesque Lake Meadows Park, this home offers both comfort and convenience in a vibrant community. This property is a fantastic opportunity for those seeking a well-appointed home in a prime location. Don't miss your chance to make it yours!





**Ground Floor**  
Approx. 36.0 sq. metres (387.5 sq. feet)

**First Floor**  
Approx. 36.4 sq. metres (391.6 sq. feet)

**Garage**  
Approx. 12.8 sq. metres (137.2 sq. feet)

**Total area: approx. 85.1 sq. metres (916.3 sq. feet)**

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Celandine Close**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	73
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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