



## 21 Horseshoe Close, Billericay, CM12 0YA

**Offers In Excess Of £875,000**

- Detached Family Home
- Double Garage
- Four Reception Rooms
- Study Room
- Desirable Location
- Large Corner Plot
- Five Bedrooms
- Three Bathrooms
- Large Driveway For Multiple Cars
- Immaculate Front and Back Gardens



As you step into the grand entrance hallway, you'll immediately appreciate the generous proportions of the home. From here, access is provided to the formal dining room and a spacious living area, both of which benefit from dual-aspect windows, flooding the rooms with natural light. The third reception room offers versatility for additional living space, and features its own convenient washroom. The study, which is also located from the hallway is perfect for working from home, while the kitchen is well-appointed and leads to a separate utility room with direct access to the rear garden. A large conservatory at the rear of the property offers a fantastic extension of living space, creating a bright and airy atmosphere that is perfect for entertaining or relaxing. A convenient ground-floor WC completes the living areas on this level.

Upstairs, a spacious open landing leads to five generously-sized bedrooms, including the master bedroom, which benefits from its own en-suite shower room. The remaining four bedrooms share a large, modern family bathroom. The loft is also partially boarded, offering additional storage options.

Externally, the property boasts a detached double garage with pitched roof and ample eaves storage space, along with a large driveway providing parking for up to six cars. The front garden is beautifully maintained, while the rear garden is an absolute highlight - immaculately kept with well-established shrubs, extensive grass area, and multiple patio spaces for outdoor dining and relaxation.

This wonderful family home is ideally located in the highly desirable area of Queens Park, Billericay, and is within easy reach of Buttsbury School, Mayflower School, and a range of local amenities as well as Billericay train station. The property is also within walking distance of Queens Park Country Park and the prestigious Stock Brook Country Club, offering a perfect balance of peaceful living with convenient access to all the amenities you need.

 5

 3

 4

 C

Council Tax Band:





Study  
5'10" x 7'10"

Living Room  
11'10" x 18'6"

Dining Room  
8'1" x 18'6"

Family Room  
11'10" x 11'5"

Kitchen  
14'0" x 8'2"

Conservatory  
13'10" x 10'8"

Main Bedroom  
12'10" x 14'2"

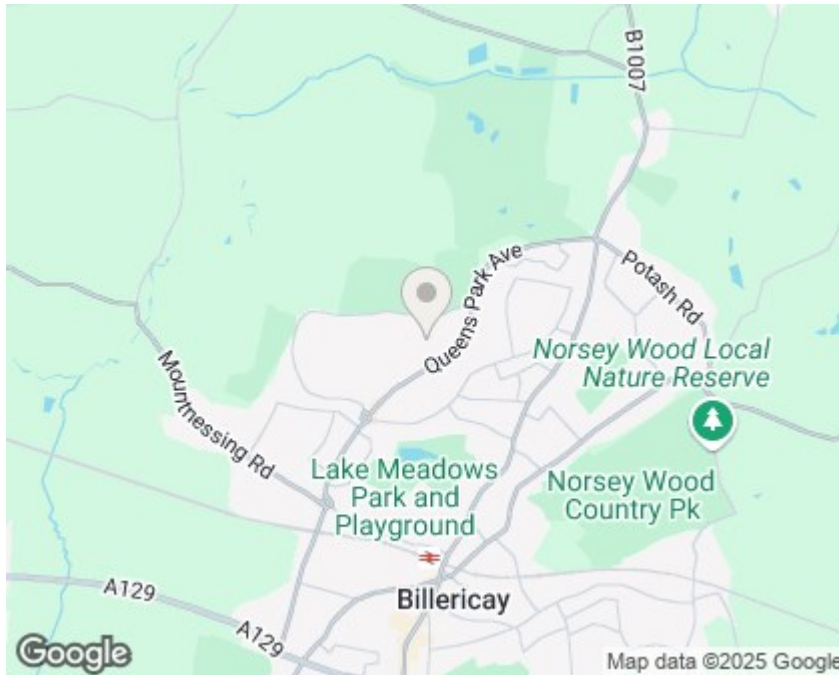
Bedroom Two  
9'0" x 11'5"

Bedroom Three  
9'2" x 8'5"

Bedroom Four  
11'10" x 7'10"

2.76 x 2.37





## Viewings

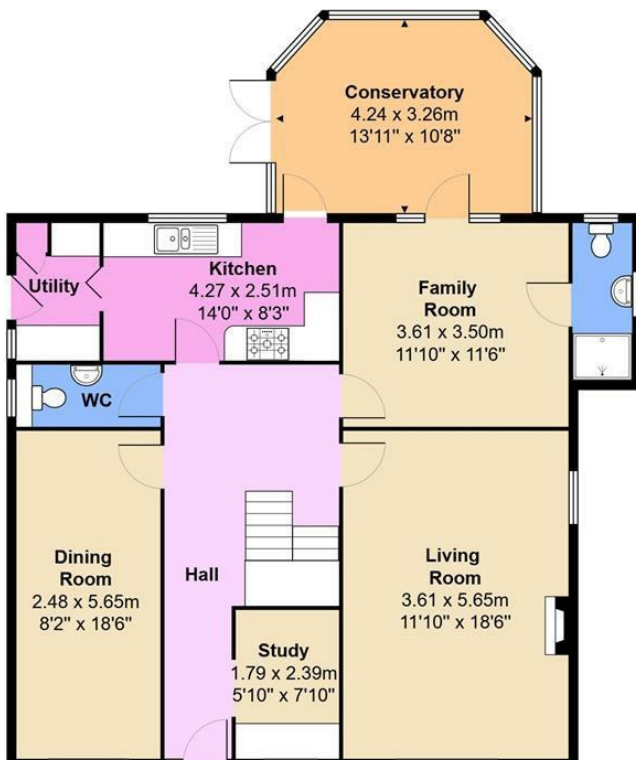
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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

**Ground Floor**  
Area: 105.3 m<sup>2</sup> ... 1134 ft<sup>2</sup>



**1st Floor**  
Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup>



Total Area: 178.9 m<sup>2</sup> ... 1926 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.