



8 St. Pauls Gardens, Billericay, Essex, CM12 0UE

Offers In Excess Of £475,000

- FOUR BEDROOMS
- GARAGE & PARKING
- NEARBY SCHOOLS & SHOPS
- EN-SUITE, BATHROOM & W.C
- UN-OVERLOOKED REAR GARDEN
- DOUBLE GLAZED CONSERVATORY
- OVERLOOKING GREEN TO FRONT
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO LAKE MEADOWS PARK
- TWO RECEPTION ROOMS

* NO ONWARD CHAIN * This spacious four bedroom semi-detached house, is located in a secluded position within the Queens Park area, overlooking a green to the front and just a stones throw from local shops, & bus route. Lake Meadows Park and both Buttsbury & Brightside schools are within walking distance, making this location so popular with families. Internally the sizeable entrance hallway leads to the ground floor W.C, kitchen with side door access, integrated five ring gas hob, oven and grill, spaces for washing machine, dishwasher and fridge / freezer. The dual aspect dining room offers plenty of natural light and could also be used as a study if preferred. The living room is an excellent size with a feature fire place, there is then access to the double glazed conservatory, making an ideal playroom or reception room. The first floor landing has a built-in airing cupboard and access to the loft. Bedroom one has the advantage of an en-suite shower room with modern suite, including corner shower cubicle with wall mounted Aqualisa electric shower, there is also a separate family bathroom, including paneled bath with Aqualisa electric shower above. Externally the property has generous and established front and rear gardens, with side gate access and also gated and private pathway to the allocated parking space and garage.



Council Tax Band: E



ENTRANCE HALLWAY

14'1 x 6'5

GROUND FLOOR W.C

6'5 x 3'7

DINING ROOM / STUDY

12'0 x 8'11

KITCHEN

12'0 x 8'6

LIVING ROOM

19'1 x 12'0

DOUBLE GLAZED CONSERVATORY

15'9 x 11'11

FIRST FLOOR LANDING

12'3 x 9'0 reducing to 5'9

BEDROOM ONE

12'1 x 11'2

EN-SUITE SHOWER ROOM

8'9 reducing to 5'9 x 5'7

BEDROOM TWO

9'9 x 8'11

BEDROOM THREE

8'10 x 8'8

BEDROOM FOUR

8'10 x 7'6

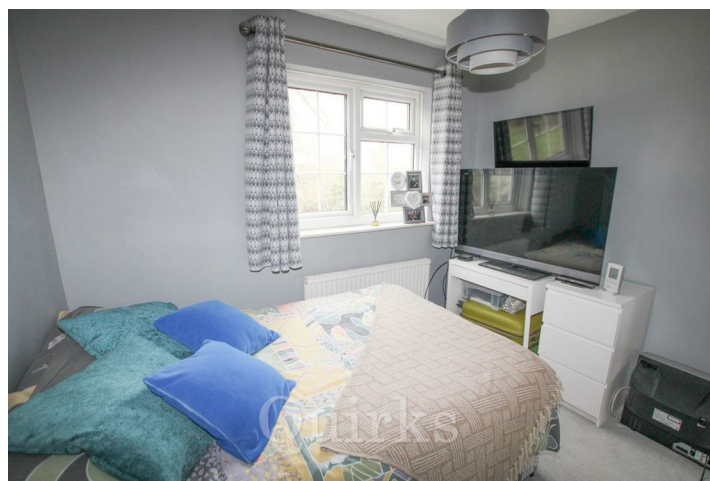
FAMILY BATHROOM

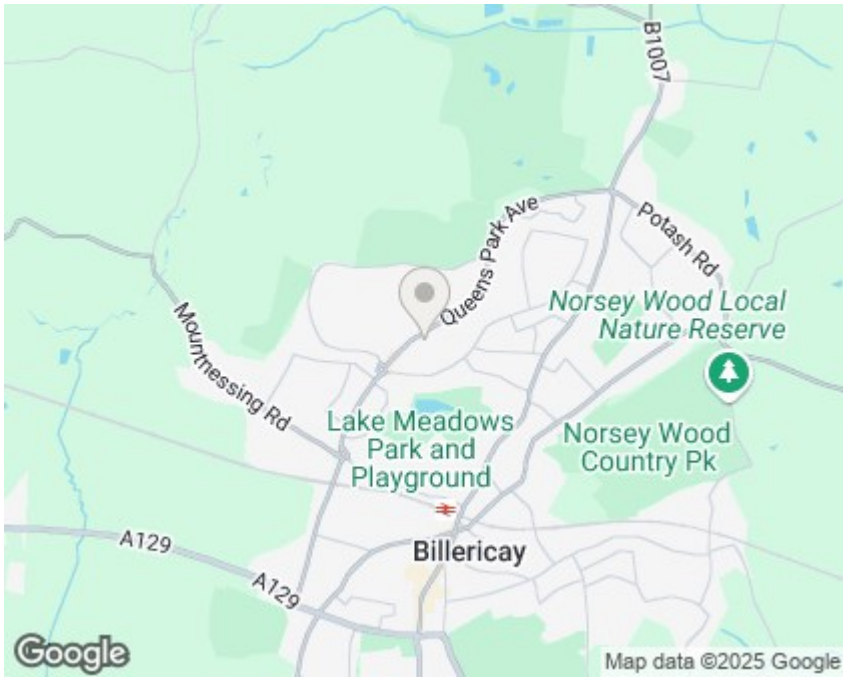
6'11 x 5'9

FRONT & REAR GARDENS

ALLOCATED PARKING

GARAGE





Viewings

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

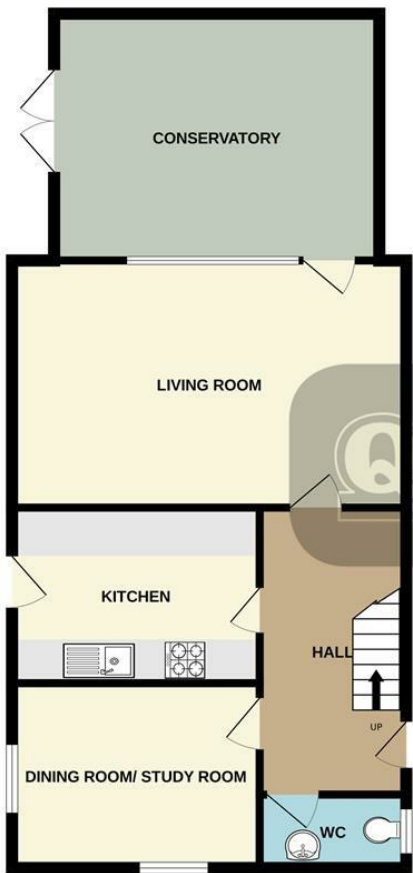
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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