



## 15 Eccleston Gardens, Billericay, Essex, CM12 0UW

Offers In Excess Of £675,000

- WEST FACING REAR GARDEN
- BI-FOLDING DOORS
- SECLUDED LOCATION
- EN-SUITE & FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING
- OPEN PLAN KITCHEN / DINER
- TILED AND INSULATED CONSERVATORY
- NEARBY PARKS & CONVENIENCE SHOPS
- UTILITY ROOM
- IMMACULATELY PRESENTED THROUGHOUT

Situated in a quiet and sought after turning on the popular Queens Park Development, this four bedroom detached family home, is presented in immaculate condition and includes a West facing rear garden, insulated and tiled, double glazed conservatory, garage & extensive parking, In addition there is a modern, high specification kitchen by Schuller, with Quartz work surfaces, breakfast bar, a range of integrated appliances, this bright and spacious room is open plan, to the dining / living area, with under-floor heating, radiators and bi-folding doors with integrated blinds. This property benefits from a hallway with built-in storage, separate utility room, with spaces for further appliances, ground floor W.C, 18'8 living room with feature fireplace. To the first floor, there is loft access from the landing, bedroom one has a range of built-in wardrobes and fitted shutters, this sizeable room has a fully tiled en-suite shower room, with wall Mounted Mira power shower. Bedrooms two and three can comfortably accommodate double beds and wardrobes, bedroom four is a single room, with built-in wardrobe, this could also make an ideal home office / study. The family bathroom is also fully tiled, with a modern white suite, including bath and separate shower, with wall mounted Mira electric power shower. Externally there are two side access gates, a landscaped rear garden with paved patio, fish pond, seating area to rear boundary and 11'2 x 10'1 storage shed, Viewing is strongly recommended to appreciate this secluded location, still within walking distance of schools, convenience shops, parks and Billericay Mainline Railway Station.



Council Tax Band: E



**ENTRANCE HALLWAY**  
11'3 x 5'9

**GROUND FLOOR W.C**  
4'4 x 3'5

**UTILITY ROOM**  
8'6 x 5'11

**OPEN PLAN KITCHEN / DINER**  
24'10 x 12'11 reducing to 9'10

**LIVING ROOM**  
18'8 x 14'7 reducing to 11'6

**DOUBLE GLAZED CONSERVATORY WITH TILED ROOF**  
11'7 x 11'3

**GARAGE**  
16'9 x 8'6

**WEST FACING REAR GARDEN**  
47 x 38

**FIRST FLOOR LANDING**  
11'5 x 4'1 reducing to 3'0

**BEDROOM ONE**  
15'7 x 11'8

**EN-SUITE SHOWER ROOM**  
6'5 x 4'9

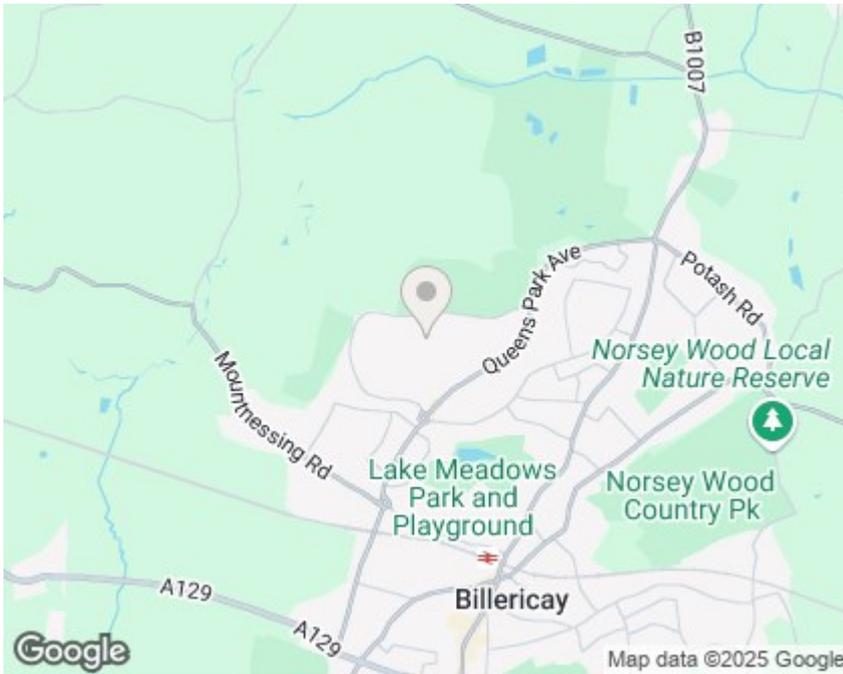
**BEDROOM TWO**  
11'11 x 8'11 reducing to 7'10

**BEDROOM THREE**  
11'3 x 8'11

**BEDROOM FOUR**  
10'1 reducing to 7'11 x 6'11

**FAMILY BATHROOM**  
9'0 x 5'4





## Viewings

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

## EPC Rating:

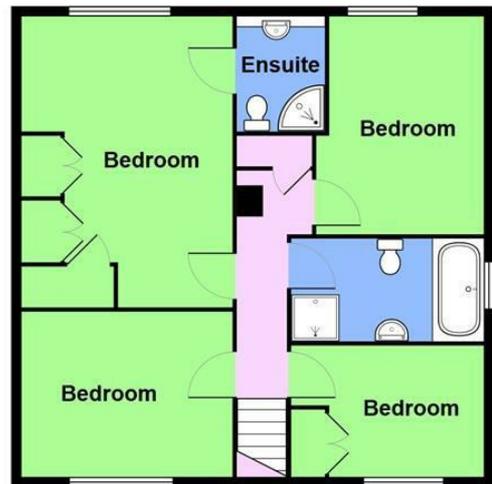
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Area: 89.4 m<sup>2</sup> ... 963 ft<sup>2</sup>



**1st Floor**  
Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>



Total Area: 146.9 m<sup>2</sup> ... 1581 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.



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