



## 23 Carlyle Gardens, Billericay, CM12 0UL

Offers In Excess Of £475,000

- FOUR BEDROOMS
- LOFT CONVERSION
- WEST FACING REAR GARDEN
- GARAGE & PARKING
- NEAR TO SHOPS & SCHOOLS
- EN-SUITE & BATHROOM
- GROUND FLOOR EXTENSION
- MODERN KITCHEN
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN

An extended and modern four bedroom semi-detached family home, nestled in a quiet cul-de-sac location, in the popular Queens Park area. This property is being offered for sale with NO ONWARD CHAIN and features excellent accommodation set over three floors. The ground floor includes a living room to front aspect with built-in storage, modern integrated kitchen with breakfast bar, Bosch induction hob, oven and grill, in addition there is a wine cooler and space for a dishwasher, utility room with spaces for freezer, washing machine and tumble dryer, separate bar / tv room., with French doors leading to the South facing rear garden. The first floor benefits from a recently refitted fully tiled bathroom, two double bedrooms with built-in storage and single third bedroom. Stairs lead to the second floor, with the master bedroom, having plenty of built-in eaves storage and fitted wardrobes and drawers, there is also air conditioning and a modern en-suite shower room. The West facing rear garden, has a storage shed with power, a decking area, artificial lawn and side gate access. There is a private parking area at the end of the cul-de-sac, with one off road parking space and garage located in block. Planning permission was passed in May 2023 for a front ground floor extension, incorporating a ground floor W.C and entrance porch, with pitched roof. This property is ideally situated four convenience shops, schools and bus routes, Billericay Mainline Railway Station is located approximately one mile away, a pleasant walk via Lake Meadows Park.

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Council Tax Band: D



**ENTRANCE HALLWAY**

6'7 x 4'6

**LIVING ROOM**

14'0 x 12'6 reducing to 10'11

**KITCHEN / BREAKFAST ROOM**

15'11 x 10'9

**UTILITY ROOM**

9'8 x 4'11

**BAR / TV ROOM**

9'7 x 8'6

**FIRST FLOOR LANDING**

11'8 x 6'2

**BEDROOM FOUR**

8'5 x 7'0

**BEDROOM THREE**

9'6 x 9'1

**BEDROOM TWO**

13'8 x 8'10 reducing to 7'11

**FAMILY BATHROOM**

6'0 x 6'0

**STAIRS TO SECOND FLOOR LANDING**

**BEDROOM ONE**

19'8 x 12'4 max

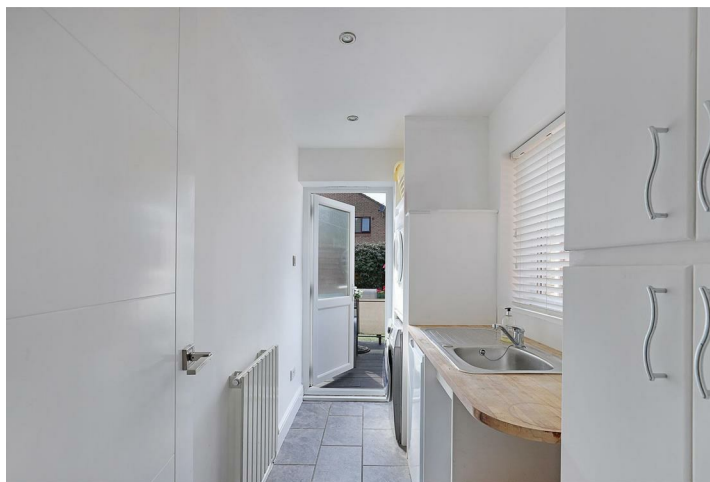
**EN-SUITE SHOWER ROOM**

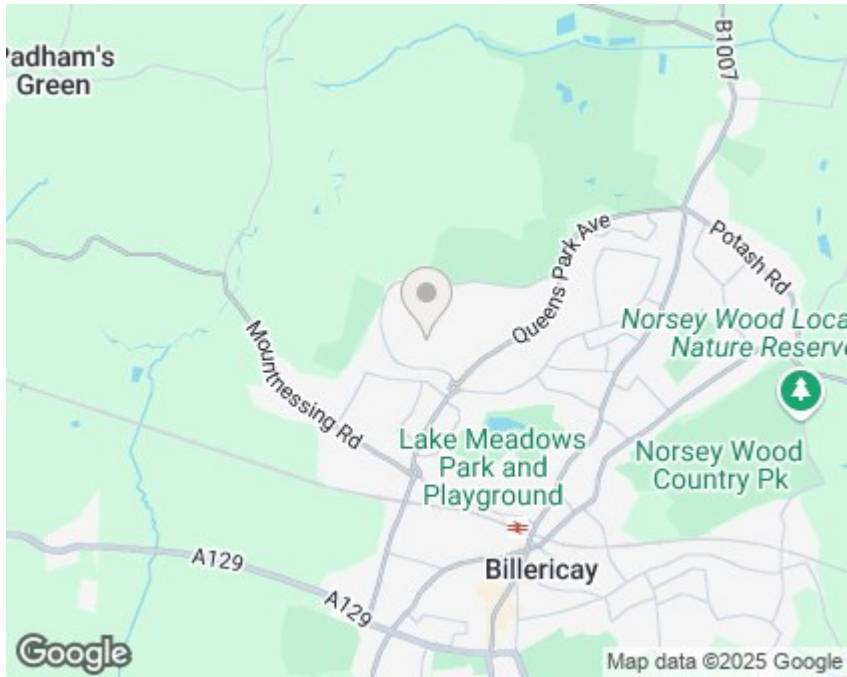
6'2 x 5'10 max

**WEST FACING REAR GARDEN**

23 x 20

**GARAGE & OFF ROAD PARKING**





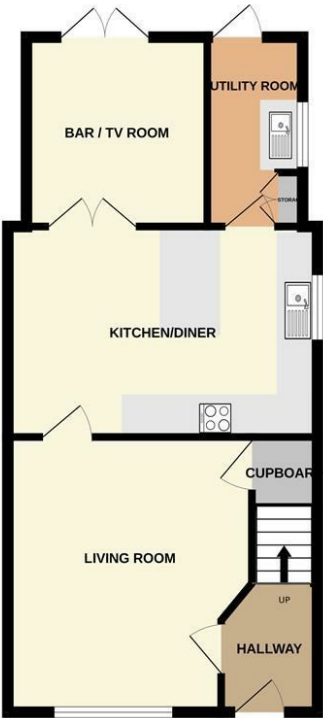
## Viewings

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

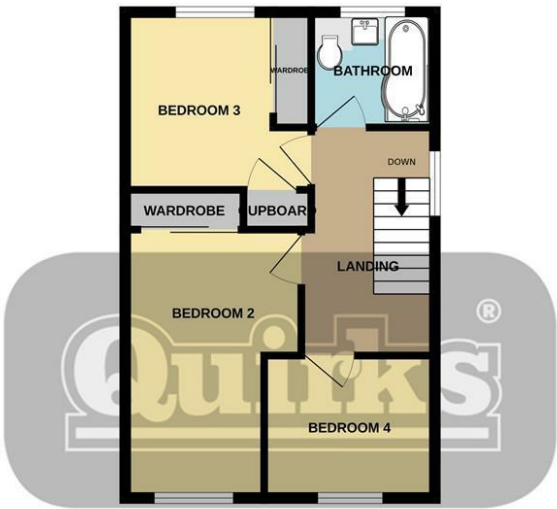
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

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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