



9 Grosvenor Gardens, Billericay, CM12 0UF

Guide Price £345,000

- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO STATION
- TWO BEDROOMS
- COURTYARD GARDEN
- GARAGE
- CLOSE TO LOCAL SCHOOLS
- NEARBY PARKS AND SHOPS

Located within the ever-popular Queens Park Development, this well-presented two-bedroom home comes complete with a garage and off-street parking. Upon entering, you are welcomed by a spacious entrance hall, offering a generous double storage cupboard and plenty of space for coats and shoes. From here, you step into a bright and airy sitting room, with ample space for both a sofa and dining table. A single French door opens out onto the low-maintenance courtyard garden, and there's also an additional built-in storage cupboard. The kitchen, accessed from the sitting room, is fitted with an integrated oven and gas hob with extractor hood above, along with space for a fridge/freezer and washing machine. Upstairs, there are two well-proportioned double bedrooms, with the second bedroom benefitting from a built-in storage cupboard. The bathroom comprises a shower cubicle, wash hand basin, and WC. Outside, the enclosed courtyard garden offers a pleasant space for seating and relaxation, with a side gate leading to the garage and an allocated parking space to the front. Offered to the market with no onward chain, this delightful property would make an ideal first home or a perfect option for those looking to downsize.



Council Tax Band: C



Entrance Hall

Lounge

16'4 x 9'7

Kitchen

11'3 x 5'7

Bedroom One

13'3 x 7'0

Bedroom Two

13'3 x 7'0

Bathroom

8'4 x 5'0

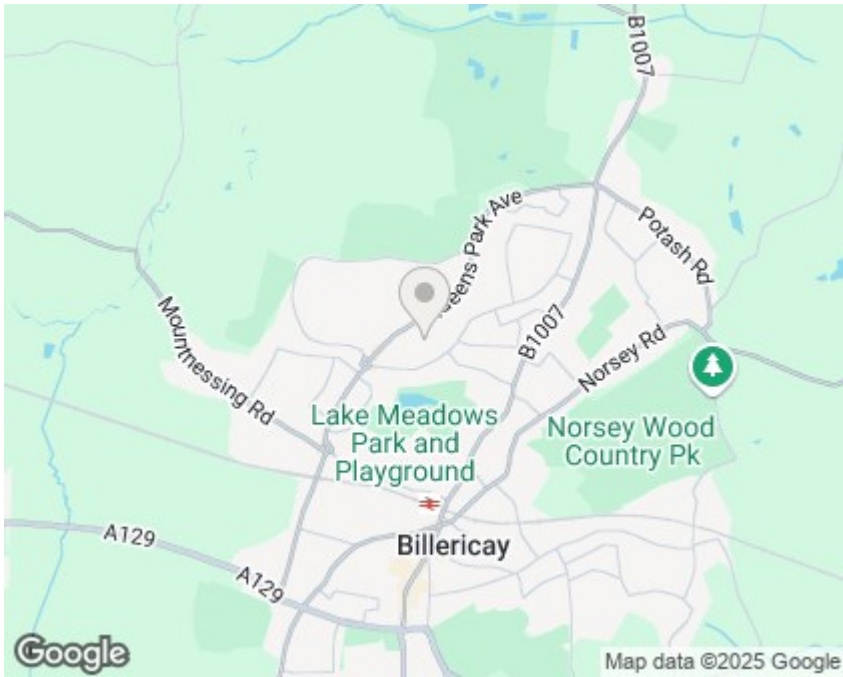
Rear Garden

30'0 x 17'0

Garage

16'6 x 8'2






Viewings

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

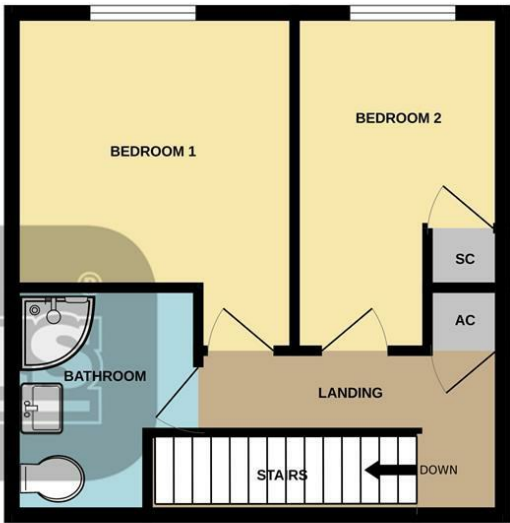
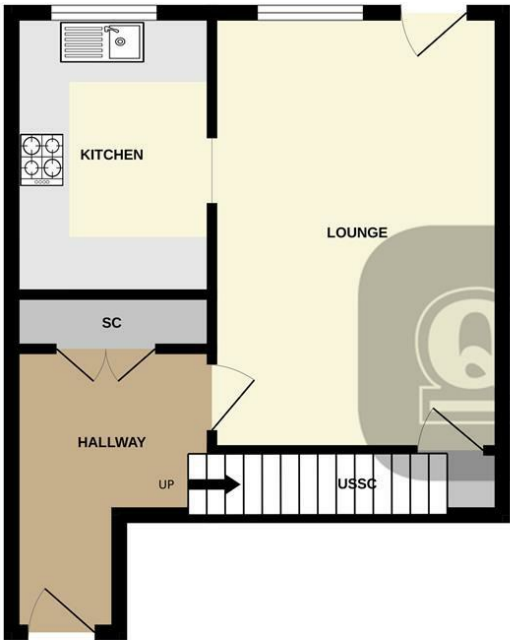
EPC Rating:

C

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (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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