



**38 Dorchester Road, Billericay, CM12 0YW**

**Guide Price £450,000**

- TWO / THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- NEWLY REFITTED KITCHEN
- OFF STREET PARKING
- CLOSE TO LOCAL SHOPS AND PARK
- EXTENDED PROPERTY
- SHOWER ROOM ON FIRST FLOOR
- LANDSCAPED GARDEN
- OUT BUILDING WITH POWER
- WALKING DISTANCE TO BILLERICAY STATION AND HIGH ST



Located in the ever-popular Queens Park Development, this beautifully renovated and extended three-bedroom semi-detached home is presented in immaculate condition and ready to move into. The property offers a stylish and practical layout, starting with a modern ground floor bathroom featuring a modern suite with bath, WC, and wash hand basin. The spacious lounge flows through to a versatile third bedroom which could also be used as a playroom, home office, or guest room. To the rear, the contemporary kitchen offers integrated appliances, space for a table with seating for 6 people and bifolding doors that open out to a beautifully landscaped garden—perfect for entertaining. A recently added utility room adds extra convenience and storage. Upstairs, there are two well-proportioned double bedrooms, with both bedrooms benefiting from built-in storage. The family bathroom has been tastefully modernised and now includes a double shower, WC, and wash hand basin. Outside, the rear garden is thoughtfully landscaped and features a powered outbuilding which would be ideal for a home office or studio. To the front, a driveway offers off-road parking. The home is ideally located within walking distance of Billericay Train Station and close to local schools, parks, shops, doctors, and dentist—making it an excellent choice for families and commuters alike.

3 1 0 C

Council Tax Band: C



Entrance Hall  
11'2 x 5'7

Downstairs Bathroom  
10'1 x 5'0

Lounge  
13'7 x 11'9

Bedroom 3/ Playroom  
12'3 x 6'5

Kitchen/ Diner  
17'8 x 9'3

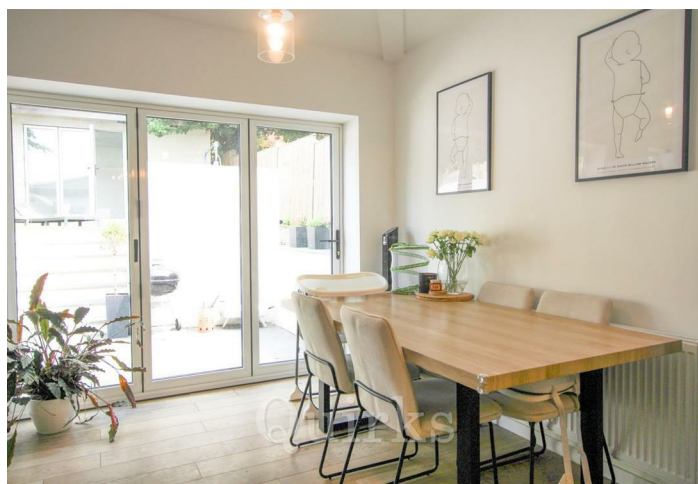
Utility  
6'5 x 5'9

Bedroom 1 + Wardrobe Space  
11'7 x 8'9

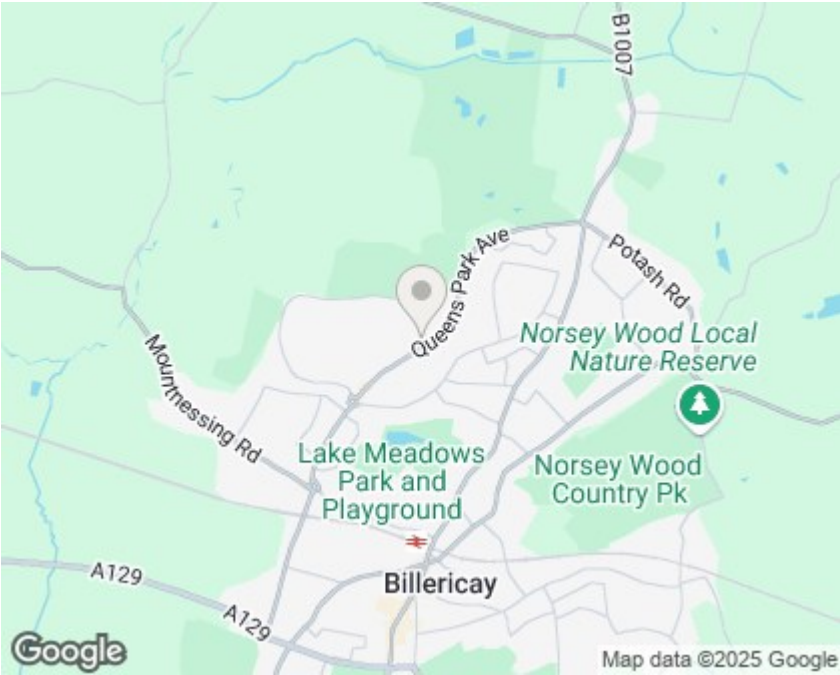
Shower Room  
5'4 x 4'7

Bedroom 2 + Wardrobe Space  
11'7 x 9'1

Landing  
6'3 x 5'9







## Viewings

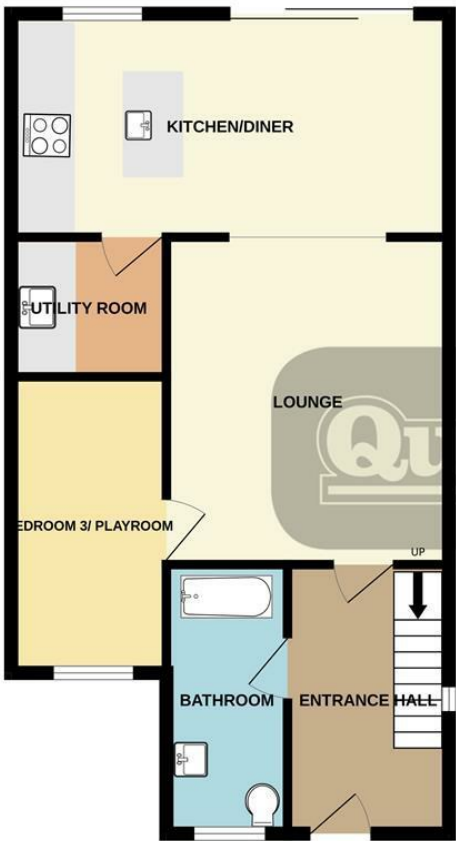
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

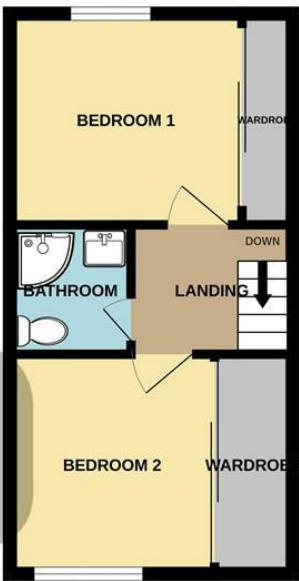
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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