Quirks
Quirk & Partners®

1 Eccleston Gardens, Billericay, CM12 0UW

Asking Price £560,000

- GARAGE & DRIVEWAY
- EN-SUITE & FAMILY SHOWER ROOM
- PORCH & ENTRANCE HALLWAY
- INTEGRATED KITCHEN
- NEAR TO PARKS, SHOPS & SCHOOLS
- SOUTH FACING REAR GARDEN
- GROUND FLOOR W.C
- LIVING ROOM WITH GAS FIREPLACE
- CUL-DE-SAC LOCATION
- FOUR BEDROOMS

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An extended four bedroom family home, located in a quiet cul-de-sac location on the popular Queens Park Development. This well presented property is located within walking distance of the Aldi Supermarket and convenience shops at The Pantiles and also nearby parks and schools. The accommodation includes an entrance porch, with modern ground floor W.C, hallway with understairs storage space, naturally light living room with gas fireplace (untested) opening to the dining room, with direct access to the South facing rear garden. The integrated kitchen has a range of built-in appliances, including dishwasher, four ring gas hob, electric fan oven & grill, washing machine, tumble dryer and fridge / freezer, stainless steel sink / drainer, there is a cupboard housing the Vaillant gas boiler and a door to the rear garden. The first floor landing has a built in airing cuoboard housing the hot water cylinder and access to the loft, with fitted ladder, the loft storage area is partially boarded. There is a modern family shower room, with walk-in, rainfall shower, low level W.C, vanity unit wash hand basin, chrome heated towel rail and fully tiled walls. The side extension has made a noticeable difference in the size of rooms, with four useable bedrooms to the first floor. Bedroom one has the advantage of a sizeable, fully tiled en-suite shower room, with corner shower, pedestal wash hand basin, low level W.C and chrome heated towel rail. Externally there is a block paved, independent driveway with side gate access, tiered rear garden with raised seating area, mainly laid to lawn with brick retaining walls, outside water tap. For those working from home, this property has the advantage of fibre optic broadband supplied by EE. The current Vendors have carefully maintained this property for approximately 35 years and it's ready to be enjoyed by a new family.

4 2 2 C

Council Tax Band: E

ENTRANCE PORCH

GROUND FLOOR W.C

HALLWAY
11'2 x 6'1

INTEGRATED KITCHEN
11'10 x 8'10

LIVING ROOM
15'5 x 12'5

DINING ROOM
9'6 x 8'10

ATTACHED GARAGE
16'11 x 7'10

FIRST FLOOR LANDING
12'9 x 3'2

BEDROOM ONE
12'2 x 11'10

EN-SUITE SHOWER ROOM
8'2 x 6'3

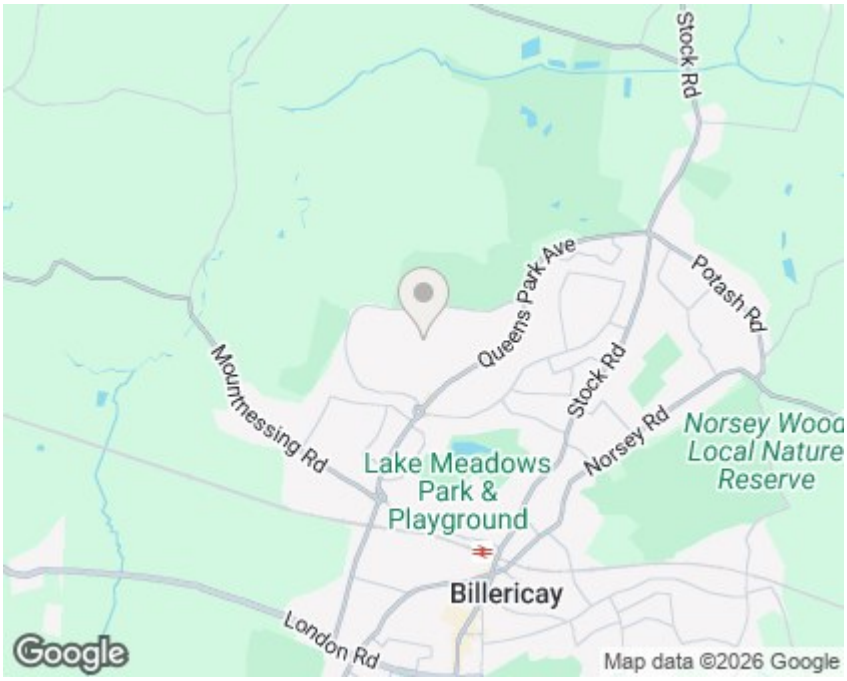
BEDROOM TWO
16'9 x 11'6

BEDROOM THREE
12'1 x 7 max

BEDROOM FOUR
8'2 x 6'3

FAMILY SHOWER ROOM
6' x 6

SOUTH FACING REAR GARDEN
35 x 34

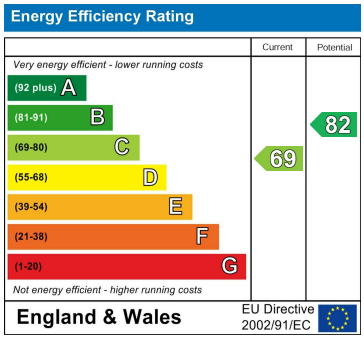


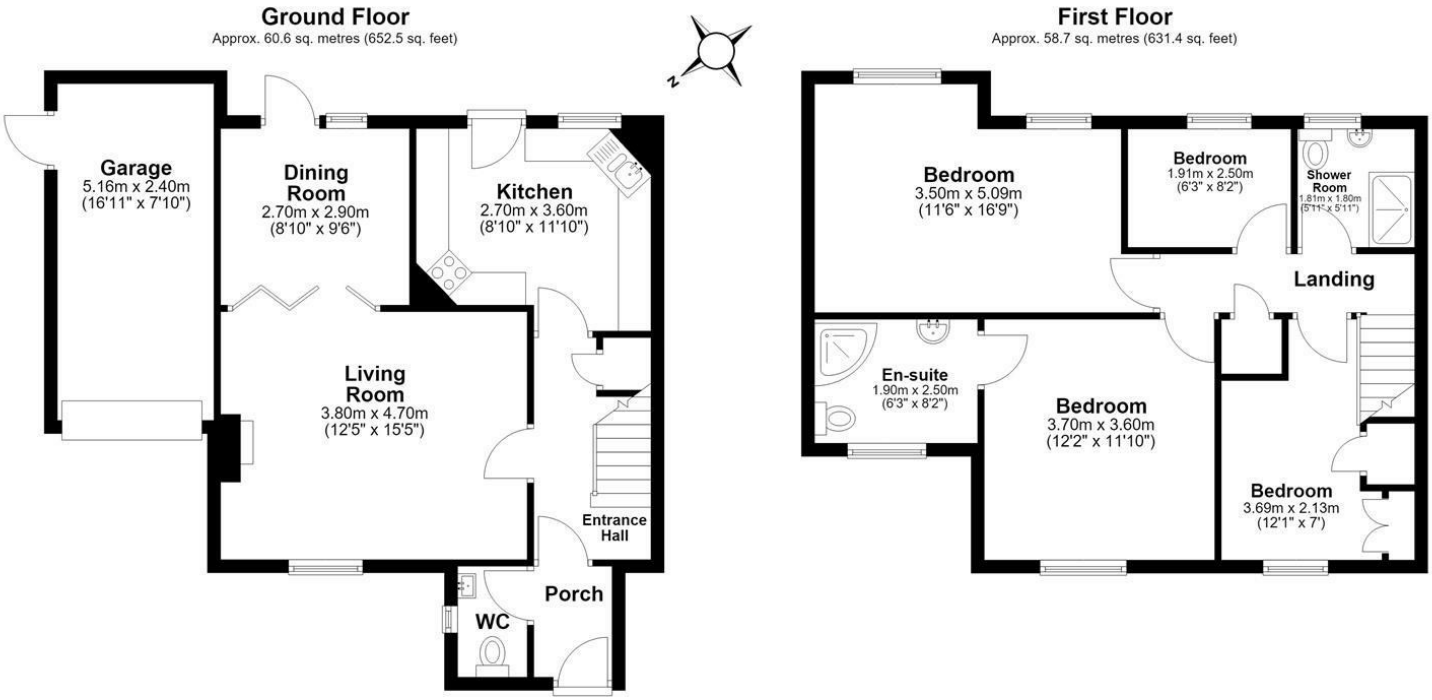
Viewings

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

EPC Rating:

C





Total area: approx. 119.3 sq. metres (1283.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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