



11 Dorchester Road, Billericay, Essex, CM12 0YW

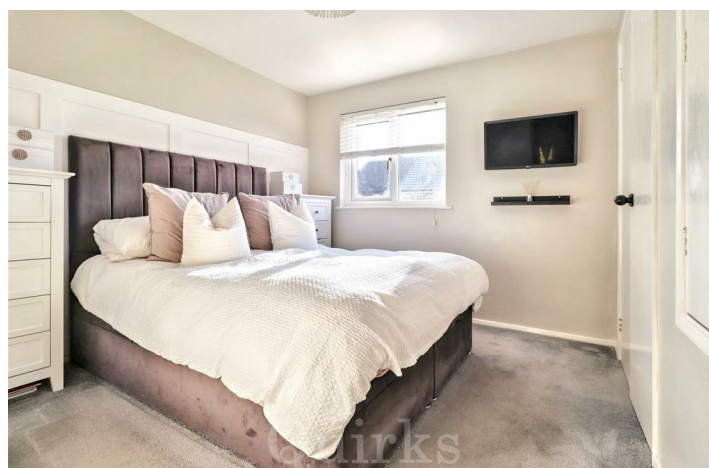
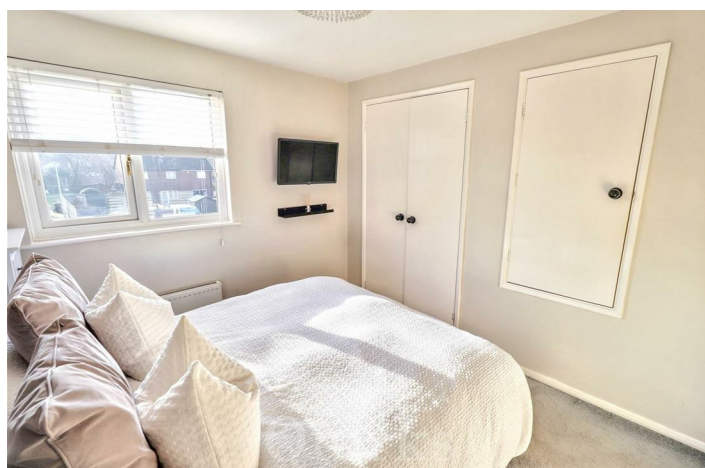
Guide Price £390,000

- TWO BEDROOMS
- IMMACULATELY PRESENTED
- ENTRANCE PORCH WITH VAULTED CEILING
- IDEAL FIRST TIME PURCHASE
- CLOSE TO MAINLINE STATION & LAKE MEADOWS
- DETACHED GARAGE & PARKING
- LIVING ROOM WITH MEDIA WALL & STORAGE
- SECLUDED CORNER PLOT & WALLED GARDEN
- POPULAR LOCATION NEAR SHOPS
- INTERNAL VIEWING ESSENTIAL

Situated on a corner plot, with a secluded and sunny aspect rear garden, this modern and well presented two bedroom semi-detached house, is positioned in a popular and quiet turning on the Queens Park Development. Ideally suited for first time buyers and downsizers, this property is ready to move straight in ! with a recently added front entrance porch, giving separation from the living room, which features a media wall and electric flame effect fire, built-in under-stairs storage, wall paneling and plenty of natural light from the front aspect. The modern kitchen / diner overlooks the rear garden, with door access and a range of wall and base level units, spaces for oven and fridge / freezer, cupboard housing the Vaillant gas boiler. To the first floor, the landing area has access to the loft, which is partially boarded. Bedroom one is a beautifully decorated double room, with wall paneling, built-in double wardrobe and airing cupboard. The fully tiled bathroom has a modern white suite, including bath with electric shower above, pedestal wash hand basin, W.C and chrome heated towel rail. Bedroom two also benefits from wall paneling, this room is a good size, measuring approximately 12ft wide (3.6 meters) making an ideal guest / children's bedroom or study if required. Externally there is side and rear gated access, a sunny aspect rear garden with paved patio area, raised lawn and established plants and shrubs providing plenty of privacy. The detached garage is located to the rear of the property, with an electric roller door, multiple power points, lighting and eaves storage space, there is also an off road parking space in front. This sought after location is within close proximity to schools, convenience shops, Lake Meadows Park and Billericay Mainline Station,



Council Tax Band: C



ENTRANCE PORCH

5'8 x 3'10

LIVING ROOM

14'0 x 12'8 reducing to 8'10

KITCHEN / DINER

12'7 x 9'4

BEDROOM ONE

9'11 x 9'6

BEDROOM TWO

12'7 x 6'9

FULLY TILED BATHROOM

6'5 x 6'1

FIRST FLOOR LANDING

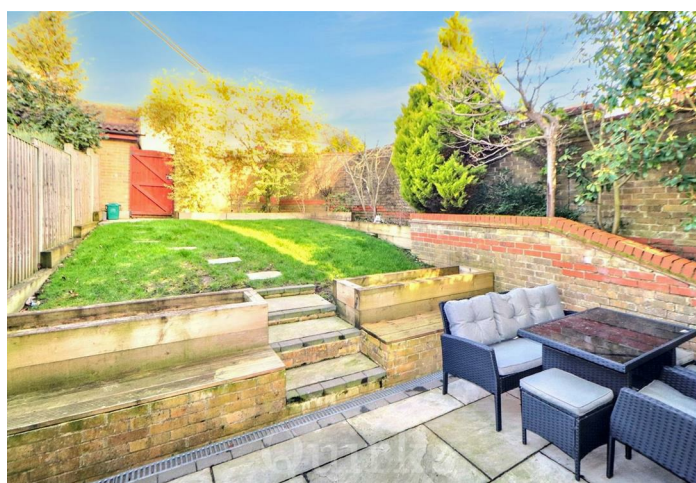
6'4 x 5'11

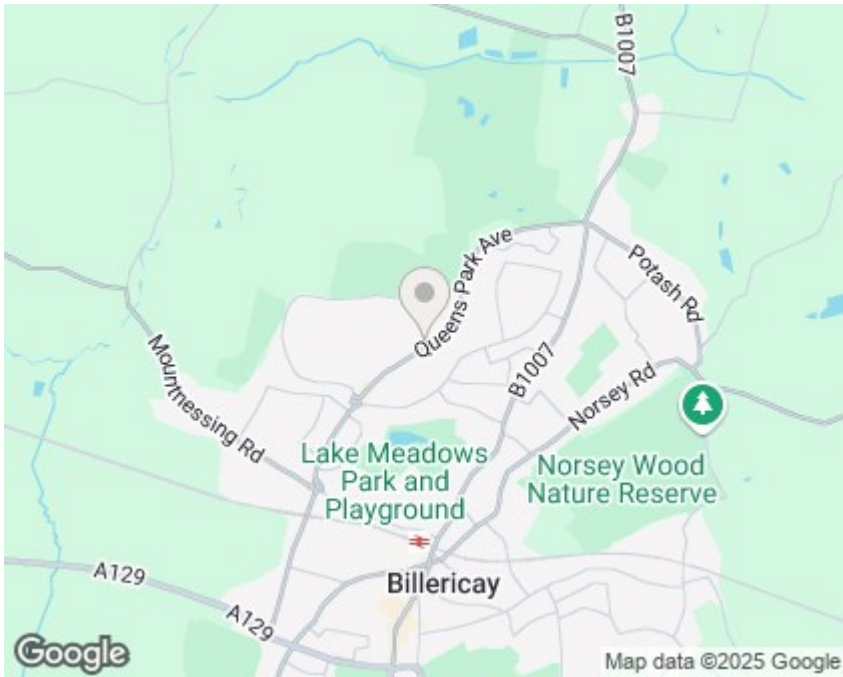
**SUNNY ASPECT GARDEN WITH SIDE & REAR
ACCESS**

GARAGE WITH POWER & LIGHTING

16'6 x 8'11

OFF ROAD PARKING





Viewings

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

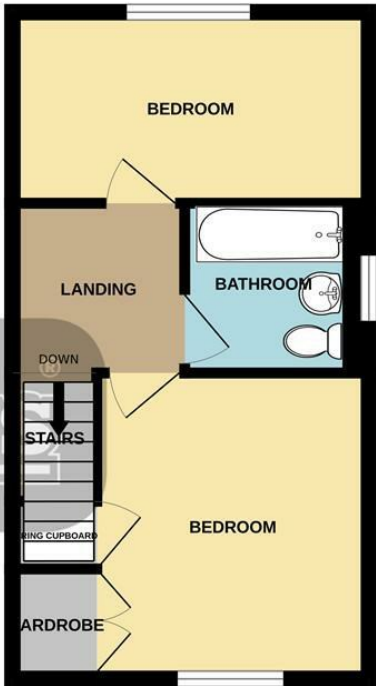
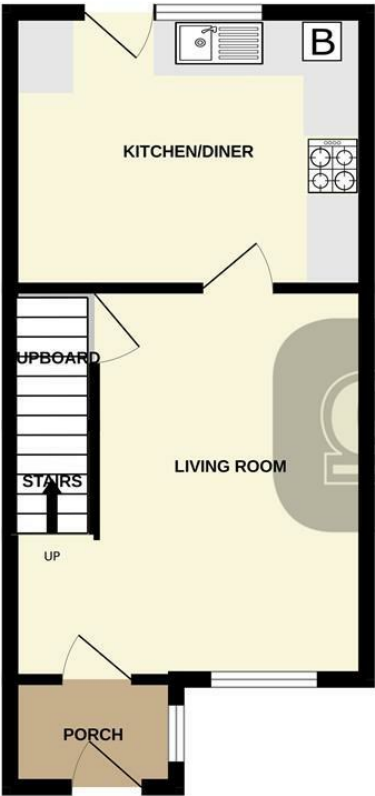
EPC Rating:

C

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 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 listed.

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