



## 17 Gloucester Place, Billericay, CM12 0YL

**Offers In Excess Of £450,000**

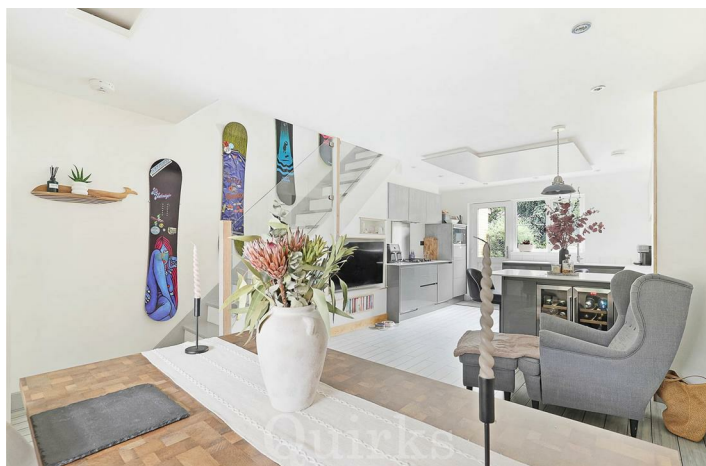
- TWO / THREE BEDROOMS
- MODERN OPEN PLAN KITCHEN / LIVING SPACE
- OWN DRIVEWAY
- GROUND FLOOR EXTENSION
- EXCELLENT STORAGE SPACE
- SHOWER ROOM & FIRST FLOOR BATHROOM
- SOUTH EAST FACING REAR GARDEN
- POPULAR CUL-DE-SAC LOCATION
- AIR CONDITIONING
- IDEAL FIRST TIME PURCHASE



An immaculately presented and modern three bedroom semi-detached house, recently extended and renovated to a high standard throughout, with an extensive driveway, providing parking for several vehicles and a South East facing rear garden. Internally this property offers a modern open plan kitchen / living area, with integrated appliances, breakfast bar, feature tv wall, door to rear garden and glass balustrading to the staircase, inset spotlights and feature lighting to the ceiling. Ground floor bedroom / tv room with air conditioning and dual aspect windows, fully tiled shower room with modern white suite and underfloor heating, storage room / utility area and entrance porch for storage. The first floor offers two spacious bedrooms, to the front aspect bedroom one has a built in double wardrobe and separate storage cupboard above the stairs. Bedroom two overlooks the rear garden and benefits from fitted wardrobes and air conditioning. The bathroom has been refitted and includes fully tiled walls, underfloor heating and rainfall shower over the bath. The private rear garden is landscaped with a paved patio area, outside power and tap, side gate access and storage shed to the rear boundary, with further hard standing for an outbuilding or second patio. This quiet cul-de-sac location on the Queens Park Development, is just a short walk to convenience shops at The Pantiles, Lake Meadows Park and Billericay Railway Station.



Council Tax Band: C





## ENTRANCE PORCH

5'8 x 3'10

## LIVING AREA

12'8 x 12'7

## KITCHEN AREA

12'7 x 10'11

## INNER HALLWAY

7'8 x 3'1

## BEDROOM / TV ROOM

12'0 x 8'5

## GROUND FLOOR SHOWER ROOM

6'6 x 4'10

## STORAGE ROOM

8'7 x 7'1

## FIRST FLOOR LANDING

6'4 x 5'11

## BEDROOM ONE

10'0 x 9'2

## BEDROOM TWO

10'7 x 6'8

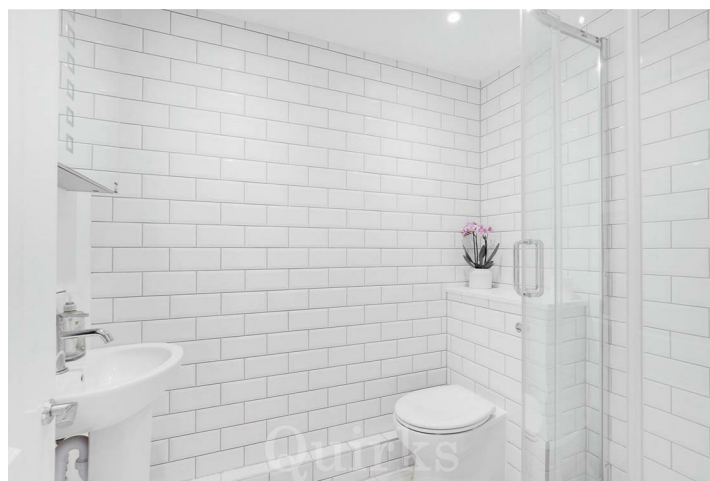
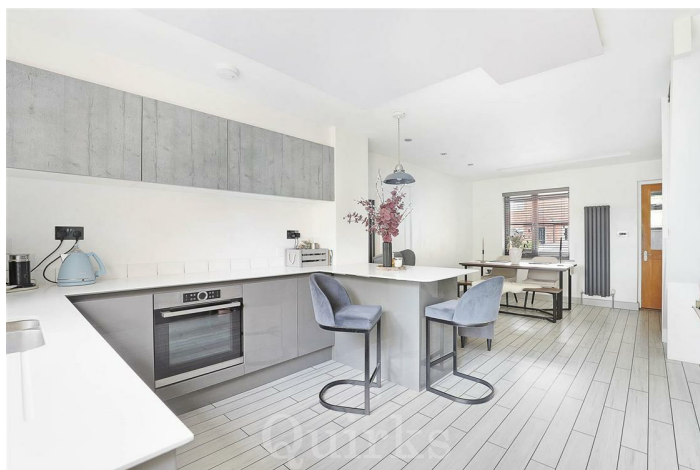
## MODERN REFITTED BATHROOM

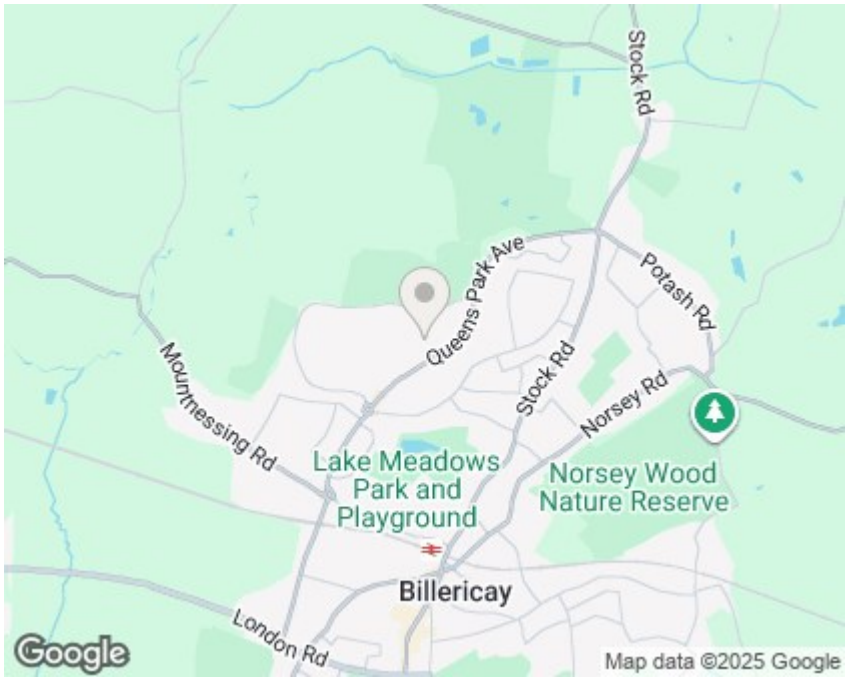
6'3 x 6'0

## SOUTH EAST FACING REAR GARDEN

47 x 17

## DRIVEWAY FOR SEVERAL VEHICLES





## Viewings

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

## EPC Rating:

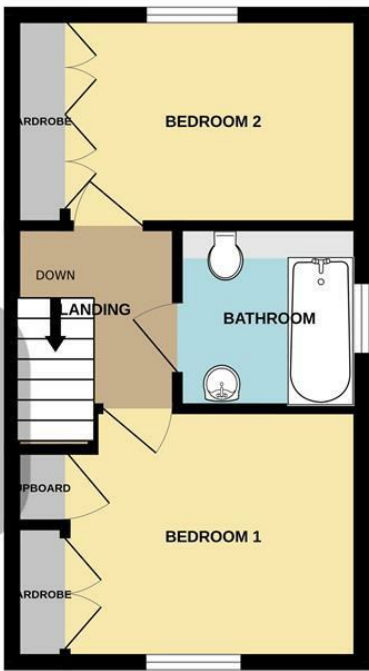
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	84
(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  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.5 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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