



## 21 Horseshoe Close, Billericay, CM12 0YA

Guide Price £879,000

- Detached Family Home
- Double Garage
- Four Reception Rooms
- Study Room
- Desirable Location
- Large Corner Plot
- Five Bedrooms
- Three Bathrooms
- Large Driveway For Multiple Cars
- Immaculate Front and Back Gardens



Situated within the popular Queens Park area of Billericay, this five bedroom detached home offers versatile accommodation arranged over two floors. Upon entering, a spacious hallway provides access to the principal ground floor rooms. The living room extends the full depth of the property and benefits from excellent natural light, while the dining room offers generous proportions, ideal for both everyday family use and entertaining. The kitchen is positioned to the rear and leads through to a separate utility room, with onward access to the conservatory. The conservatory provides additional reception space overlooking the garden and works well as a secondary sitting area or garden room. A separate family room offers further flexibility and includes an adjoining washroom, making it suitable as a playroom, snug or additional living space. A study is also located off the hallway, ideal for working from home, and a ground floor WC completes the layout. Upstairs, the first floor offers five bedrooms. Bedroom One benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The loft is partially boarded, providing useful additional storage. Externally, the property offers a detached double garage with pitched roof and eaves storage, together with a substantial driveway providing ample off-road parking. The rear garden is well maintained and mainly laid to lawn with established planting and patio areas for seating and outdoor dining. Conveniently located for Buttsbury and Mayflower schools, Billericay High Street and mainline station, as well as Queens Park Country Park and Stock Brook Country Club.



Council Tax Band:





Study  
5'10" x 7'10"

Living Room  
11'10" x 18'6"

Dining Room  
8'1" x 18'6"

Family Room  
11'10" x 11'5"

Kitchen  
14'0" x 8'2"

Conservatory  
13'10" x 10'8"

Main Bedroom  
12'10" x 14'2"

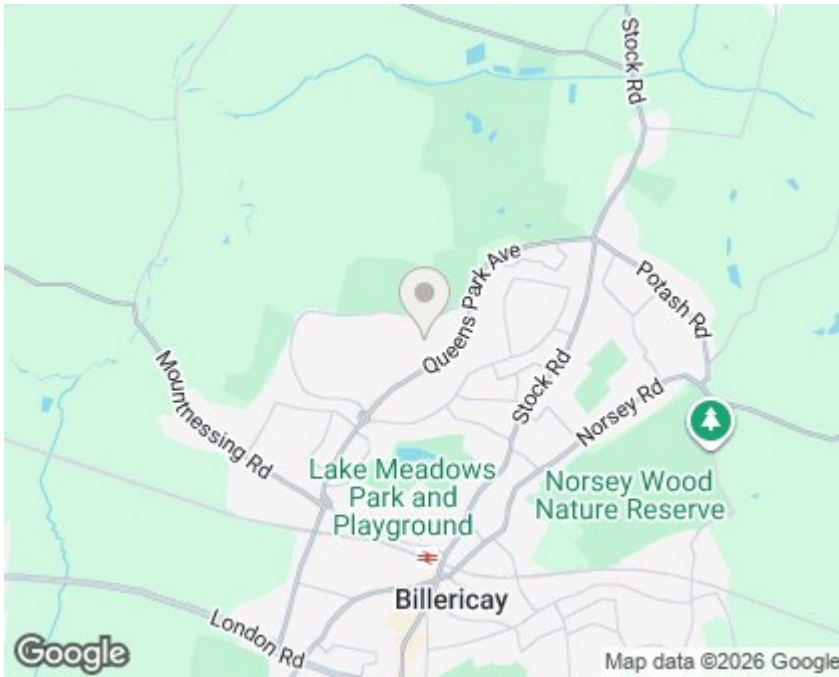
Bedroom Two  
9'0" x 11'5"

Bedroom Three  
9'2" x 8'5"

Bedroom Four  
11'10" x 7'10"

2.76 x 2.37





## Viewings

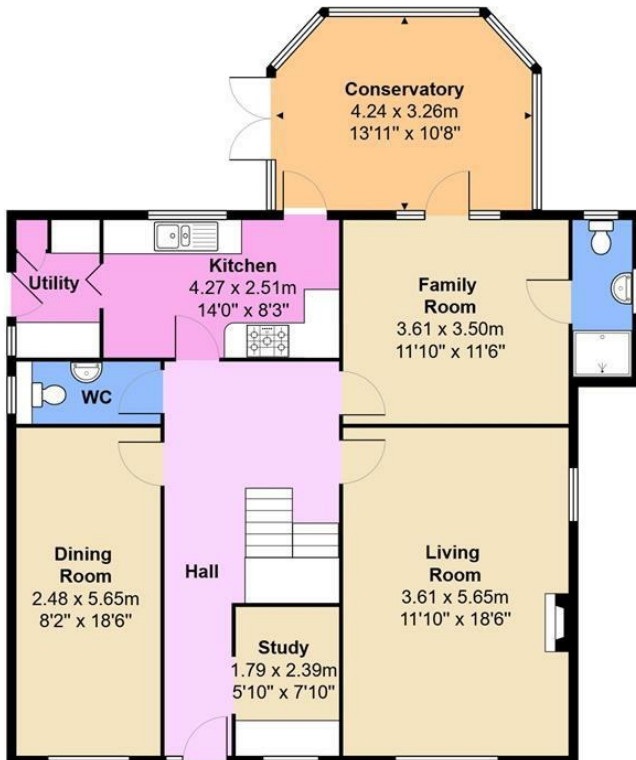
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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**  
Area: 105.3 m<sup>2</sup> ... 1134 ft<sup>2</sup>



**1st Floor**  
Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup>



Total Area: 178.9 m<sup>2</sup> ... 1926 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.