



63 Passingham Avenue, Billericay – CM11 2TB

£439,000 Freehold

A charming 3-bedroom semi-detached house. A spacious kitchen/diner with two-tone high gloss kitchen, complete with integrated appliances at the rear with French doors to the garden. Upstairs, the generous main bedroom offers sleek matt black fitted wardrobes, while the refitted bathroom invites you to unwind in the rain shower. With the garage at the rear and access to Billericay mainline station, less than a 10 minute drive away or 30 minute walk, connecting you to the heart of London in just 35 minutes.

Council Tax band: D ~ EPC Energy Efficiency Rating: D



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01277 626181

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Entrance Hall

Spacious introduction to this modern home with practical wood effect flooring and carpeted stairs to the first floor.

Lounge: 13' 3" x 10' 7" (4.05m x 3.23m)

Inset lighting and downlights with soft grey carpet underfoot and shuttered window to the front aspect.

Kitchen / Diner: 10' 10" x 17' 1" (3.30m x 5.21m)

Spanning the width of the property with dual aspect windows and French doors onto the rear garden. Fitted with a expansive range of two tone high gloss units incorporating a five ring gas hob with extractor over, undercounter Slide and Hide electric oven, integrated dishwasher and wine cooler.

Landing

Bedroom One: 13' 3" x 10' 8" (4.05m x 3.24m)

A good size double bedroom offering ample modern fitted wardrobe storage, carpeted floor with window to front aspect.

Bedroom Two: 11' 5" x 8' 7" (3.48m x 2.62m)

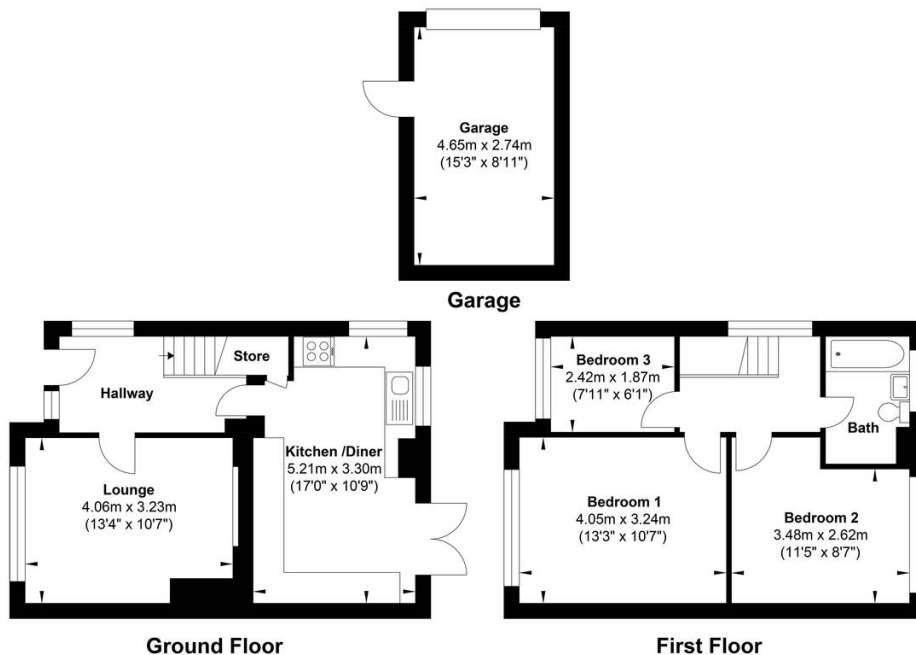
A further generous bedroom with soft carpet to the floor and large window to the rear aspect.

Bedroom Three: 7' 11" x 6' 2" (2.42m x 1.87m)

Single bedroom with carpeted floor and window to front aspect.

Bathroom

Offering a white suite comprising of bath with rain shower over and separate handset with foldable shower screen, pedestal handbasin and push button WC



Gross Internal Floor Area : 89.72 m2 ... 965.73 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.