



3 Passingham Avenue, Billericay – CM11 2TD

£450,000 Freehold

This charming 3 bedroom semi-detached house offers a perfect blend of comfort and convenience. The spacious living room is ideal for relaxing evenings. The well-equipped kitchen, complete with a utility room at the rear for added convenience and a downstairs shower room. Outside, the property boasts a generous garden, ideal for family gatherings, barbeques or lively outdoor play sessions, this great-sized garden offers endless possibilities. Explore further, and you'll discover a detached garage with a driveway to the front and further driveway to the side, providing ample parking space for your vehicles.

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



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Lounge/Diner: 18' 9" x 11' 10" (5.71m x 3.61m)

This spacious bright neutrally decorated and welcoming living/dining area with dual aspect windows bringing in plenty of light.

Kitchen/Breakfast Room@: 12' 0" x 7' 11" (3.66m x 2.42m)

With space for a dining table, an array of cupboards, double oven and hob.

Utility Room: 6' 0" x 5' 8" (1.82m x 1.72m)

Handy utility room with space for a fridge/freezer and washing machine, along with storage and worktop space.

Shower Room

Downstairs shower room with shower cubicle, WC and wash basin.

Landing

Access to all rooms and cupboard housing the combi boiler.

Bedroom One: 11' 10" x 11' 0" (3.60m x 3.35m)

With over stairs storage cupboard.

Bedroom Two: 10' 10" x 9' 0" (3.29m x 2.75m)

Inbuilt storage cupboard.

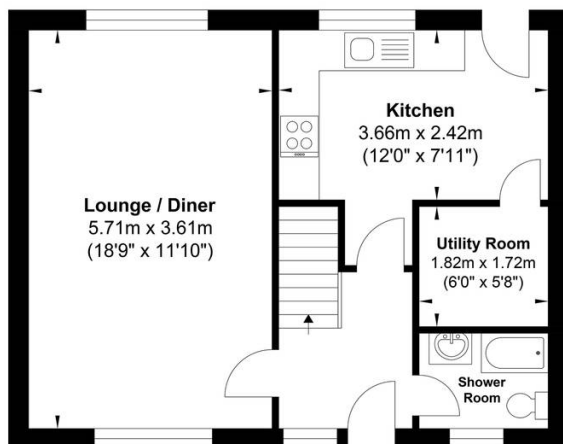
Bedroom Three: 9' 0" x 7' 7" (2.74m x 2.30m)

Overlooking the rear garden.

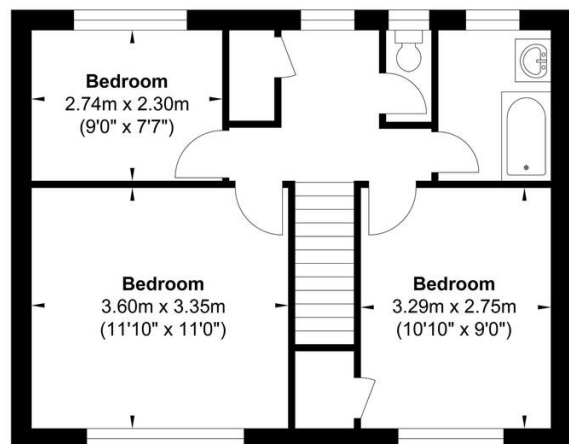
Bathroom

Bath with shower over, hand basin in a vanity unit and chrome heated towel rail.

WC



Ground Floor



First Floor

Gross Internal Floor Area : 84.8 m2 ... 913 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