



105 Passingham Ave, Billericay - CM11 2TB

Guide Price £450,000 - £475,000 Freehold

Discover this inviting 3-bedroom semi-detached house with the added allure of **NO ONWARD CHAIN** this residence has undergone a complete TRANSFORMATION to achieve a standard of renovation that stands tall amongst its equals. Extended for optimal space utilisation, the property welcomes you into open plan living featuring a fully fitted kitchen with appliances, a dining area, and a reception area designed for shared moments. A separate utility room, equipped with an integrated washer/dryer, and a convenient ground floor cloakroom cater to modern living needs seamlessly. A cosy lounge allows for a retreat from the the bustle of the central open plan hub. Council Tax band: D ~ EPC Energy Efficiency Rating: D



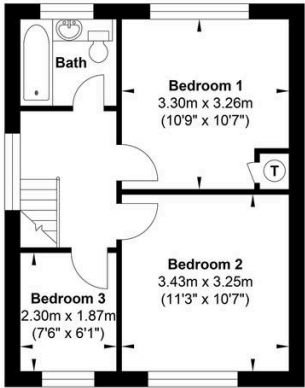
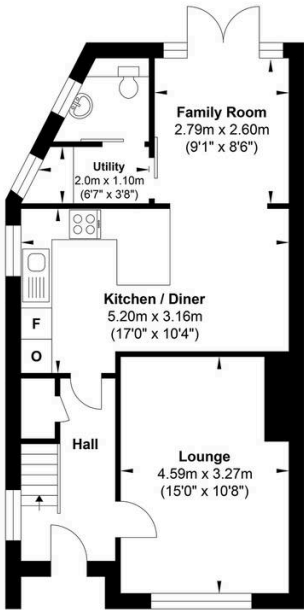
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- Porch
- Entrance Hall
- Lounge / Diner
24' 6" x 10' 9" (7.46m x 3.27m)
- Sitting Room / Study
9' 3" x 8' 7" (2.82m x 2.61m)
- Kitchen
10' 6" x 7' 11" (3.19m x 2.41m)
- Utility Area with WC
- Landing
- Bedroom One
10' 10" x 10' 8" (3.30m x 3.25m)
- Bedroom Two
11' 3" x 10' 8" (3.43m x 3.25m)
- Bedroom Three
7' 9" x 6' 2" (2.36m x 1.87m)
- Bathroom



Ground Floor

First Floor

Gross Internal Floor Area : 86.41 m2 ... 930.10 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.