



87 Passingham Avenue, Billericay – CM11 2TB

£420,000 Freehold

This charming 3-bedroom semi-detached house offers a perfect blend of convenience and comfort for any family. With close proximity to local amenities, reputable schools, and excellent public transport links. A block paved drive ensures off-street parking, while a separate garage at the rear provides additional storage space. The sunny South East facing garden, and an extension to the rear that encompasses a delightful breakfast room, seamlessly connecting the kitchen, dining area, and lounge. The open layout floods the space with natural light, creating an inviting atmosphere for entertaining guests or unwinding with loved ones. Council

Tax band: D ~ EPC Energy Efficiency Rating: D



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Entrance Hall

Sitting Room: 15' 1" x 10' 10" (4.59m x 3.31m)

This generous lounge is fitted with central Victorian style open fireplace and divided with furniture to create a quiet central reading area, originally designated for dining. For those with children, this would make an ideal play space.

Dining Room: 9' 11" x 8' 8" (3.03m x 2.65m)

Currently used as a quiet space for reading and relaxing.

Kitchen: 10' 9" x 7' 10" (3.27m x 2.39m)

A cottage feel with the red flagstone flooring flows through the kitchen into the breakfast room beyond.

Breakfast Room: 8' 0" x 14' 5" (2.44m x 4.40m)

Extended to the rear this sunny breakfast room features a stable door and mirrors the French doors giving access to the rear garden.

Landing:

Bedroom: 13' 6" x 10' 10" (4.12m x 3.30m)

Bedroom: 11' 6" x 10' 10" (3.50m x 3.30m)

Bedroom: 7' 10" x 6' 0" (2.39m x 1.83m)

Single bedroom currently used as a craft room.

Bathroom: 5' 4" x 6' 0" (1.63m x 1.83m)

Family bathroom comprising of bath with mixer tap and shower attachment with additional electric shower over bath, vanity handbasin and WC.

