



Passingham Close | Billericay | £420,000



# Passingham Close

Billericay | Essex | CM11 2TH

Welcome to this charming three-bedroom semi-detached home, perfectly positioned in a quiet close. Boasting a spacious living room/diner with a feature fireplace, this property is ideal for families or professionals seeking a comfortable and versatile space. With a sunny south-westerly facing rear garden, a block-paved driveway providing off-street parking for at least three vehicles, and close proximity to local shops, amenities, and schools, this delightful home caters to all your lifestyle needs.

Step inside to discover a generously sized living room/diner stretching approximately 24 feet, graced with a charming feature fireplace that adds warmth and character to this inviting space. The room's ample size allows for comfortable seating arrangements, dining and entertaining opportunities, making it the heart of the home. Adjacent to the living area, you will find a galley kitchen comprising of a range of fitted units, providing ample space for freestanding appliances. The Kitchen complements the functionality of the rest of the home, connecting seamlessly to the sunny rear garden.

Upstairs, there are two spacious double bedrooms, each offering plenty of natural light and ample storage options, catering perfectly to a family's needs. The third bedroom, a well-proportioned single, serves flexibly as a dressing room or home office, adapting to your lifestyle requirements with ease. The accommodation in this delightful property is completed by a fully tiled bathroom, comprising of a fitted three piece suite with a shower over the bath.

Outside and to the rear of the home, a south-westerly facing garden enjoys an abundance of natural light throughout the day and provides an ideal outdoor space for family gatherings, gardening, or simply unwinding in privacy. To the front of the home, the block-paved driveway stands out as a practical feature, providing off-street parking spaces for at least three vehicles – a rare and valuable asset in this area. This ensures convenience for households with multiple vehicles and guests alike.

Situated within a sought-after neighbourhood, this property benefits from a peaceful setting while remaining conveniently close to all essential facilities. Local shops and amenities are just a short walk away. The proximity to well-regarded schools makes this an excellent choice for families. The quiet close setting ensures minimal traffic and a friendly community atmosphere, perfect for those who appreciate tranquillity without sacrificing convenience. Don't miss your chance to make this delightful property your new home.

Call The Property Specialists today to arrange a viewing!





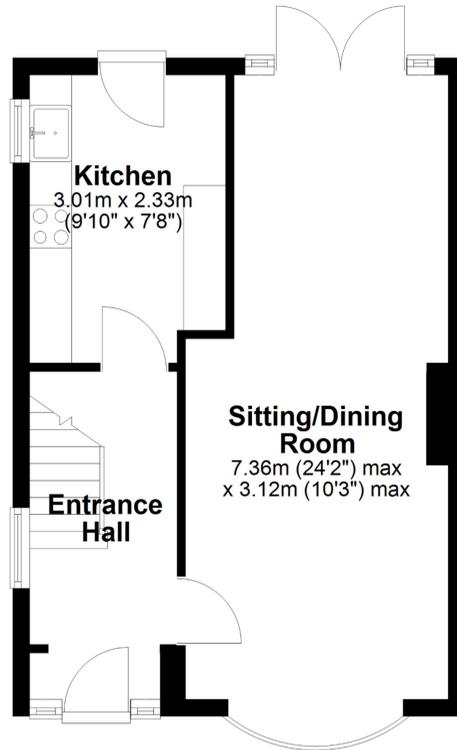
- Three Bedroom Semi-Detached Home
- Situated in a Quiet Close
- Within Close Proximity of Local Shops & Amenities
- Close to Schools
- Approximate 24 Ft Living Room/Diner with Feature Fireplace
- Two Double Bedrooms
- One Single Bedroom Ideal as a Dressing Room/Home Office
- Sunny South Westerly Facing Rear Garden
- Block Paved Driveway Providing Off Street Parking for at Least 3 Vehicles



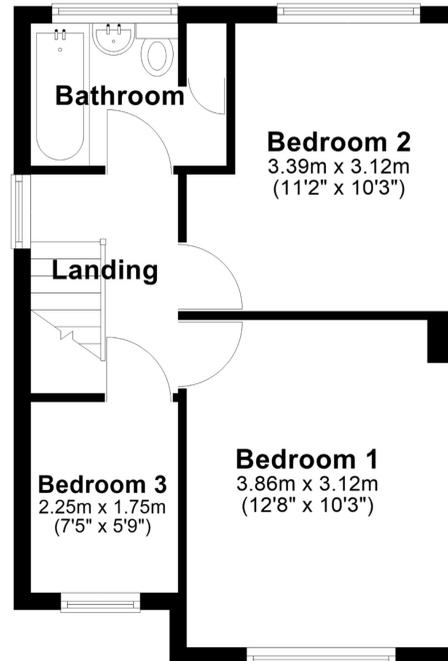
APPROX INTERNAL FLOOR AREA  
TOTAL 72 SQ M 778 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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