



Yale

36

34

35

Passingham Avenue | Billericay | Offers in Excess of

£425,000





Passingham Avenue

Billericay | Essex | CM11 2TD

The Property Specialists of Billericay are delighted to offer for sale this beautifully presented three-bedroom extended family home that boasts so many unique features. This spacious house must be viewed internally to fully appreciate the size and space on offer and its location is sought after due to the local school and its easy access to a range of local shops.

On entering the property you are greeted by a light and bright hallway with stairs to the first floor with understairs storage cupboard, the real wow factor is when you walk in the sitting room and see the extent of the vast open plan space flowing through from the large sitting room to the lower tiered dining area which is a superb room for entertaining. The kitchen is the same as this extends to the utility area and this room has a range of fitted units incorporating high end appliances and tranquil lighting.

On the first floor there is three bedroom and two of which are really great doubles with the back double bedroom benefitting from a range of fitted wardrobes and enjoys beautiful views of the recreational grounds. On the landing you can access the family bathroom and the landing is a substantial size and a lot of owners in the road have converted their lofts by gaining access from this area.

Outside the property there is a blocked paved driveway providing parking for two vehicles and the rear garden is beautifully landscaped with a variety of trees and shrubs including a large Olive tree. Furthermore, the garden has a fantastic, raised water feature/pond and stunning matching flowerbed housing a palm tree.

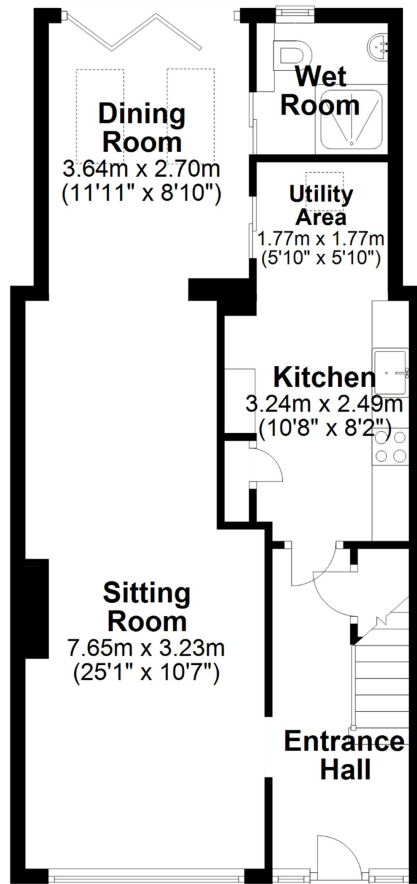




- No Onward Chain
- Extended Three Bedroom Family Home
- Ground Floor Cloakroom/ Wet Room
- Large Sitting Room With Lots Of Natural Light
- Good Size Dining Area With Bi-fold Wooden Doors
- Utility Area With Skylight Windows
- Modern Fitted Kitchen With High End Appliances
- Three Bedrooms (Two Large Doubles)
- Ideal First Time / Investment Purchase
- 60 Ft Landscaped Rear Garden With Water Feature
- Off Road Parking To Front



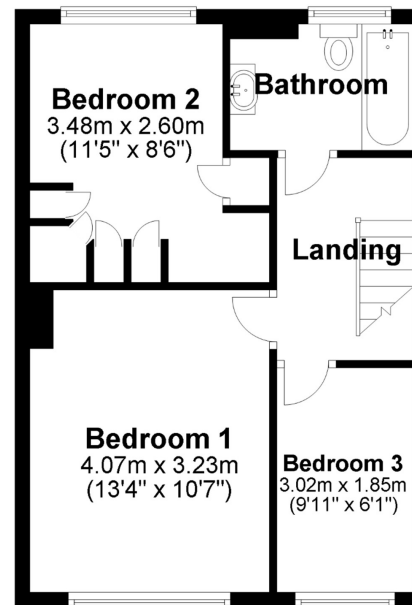
Ground Floor



APPROX INTERNAL FLOOR AREA
97 SQ M 1038 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.
Copyright The Property Specialists

First Floor



Viewing strictly by appointment with The Property Specialists



Making Moving Home
Less Stressful

135 High Street, Billericay,
Essex, CM12 9AB
Tel: 01277 654446
sales@thepropertyspecialists.co.uk