



8 Kensington Gardens, Billericay - CM12 0TZ

£450,000 Freehold

Extended three-bedroom end of terrace house offers a superb blend of comfort, style, and versatility, making it an ideal family home. Upon entering, you are greeted by a welcoming hallway that leads into a spacious and light-filled living room, the generous kitchen and dining area, thoughtfully designed with classic shaker style units and elegant solid wood worksurfaces, providing ample space for family meals and social gatherings, the converted attached garage presents an invaluable additional living area, three well-proportioned bedrooms provide comfortable accommodation. The modern family bathroom is finished to a high standard, featuring a contemporary suite with a shower over the bath, ideal for busy mornings or relaxing evenings. Council Tax band: C ~ EPC Energy Efficiency Rating D



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Entrance Hall

Lounge

15' 9" x 11' 2" (4.80m x 3.40m)

Kitchen / Diner

15' 9" x 9' 10" (4.80m x 3.00m)

Playroom / Reception

15' 5" x 8' 6" (4.70m x 2.60m)

Landing

Bedroom One

12' 6" x 9' 6" (3.80m x 2.90m)

Bedroom Two

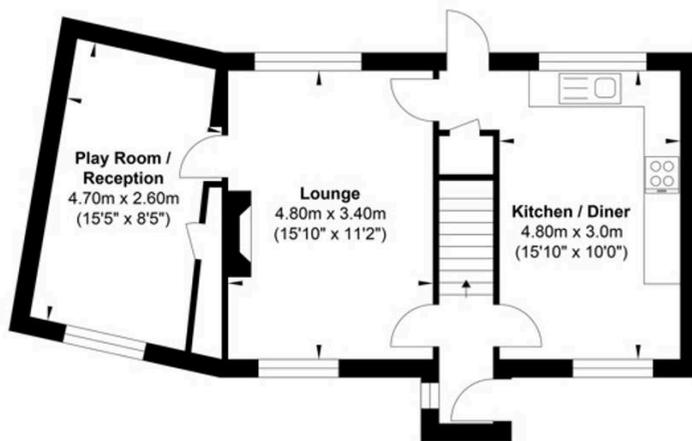
10' 2" x 9' 2" (3.10m x 2.80m)

Bedroom Three

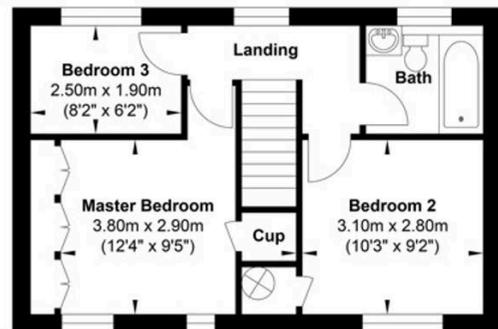
8' 2" x 6' 3" (2.50m x 1.90m)

Bathroom

6' 11" x 6' 3" (2.10m x 1.90m)



Ground Floor



First Floor

Gross Internal Floor Area : 86.5 m2 ... 931 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.