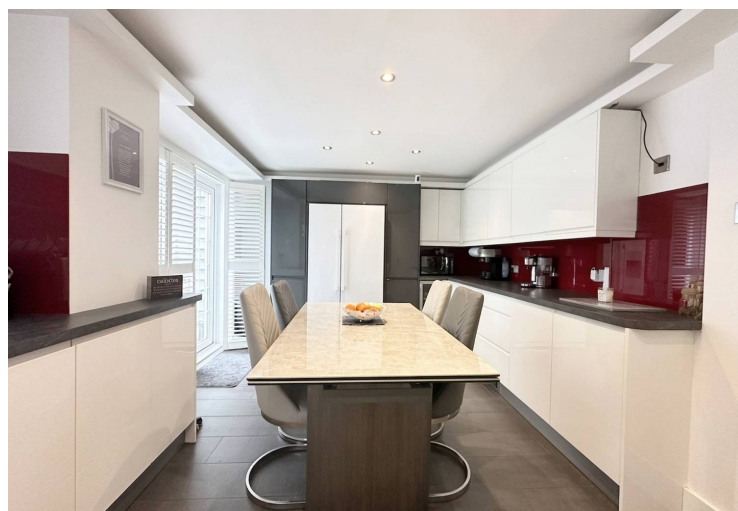




63 Passingham Avenue, Billericay - CM11 2TB

£440,000 Freehold

Welcome to this charming 3-bedroom semi-detached house. Step inside to discover a modern spacious kitchen/diner at the rear, with French doors to the garden. The two-tone high gloss kitchen, complete with integrated appliances. Downstairs, bespoke shutters, downlighting, and a soothing neutral palette set the scene for relaxation. Upstairs, the generous main bedroom offers sleek matt black fitted wardrobes, while the refitted bathroom invites you to unwind in the rain shower. With the garage at the rear presenting a realm of possibilities - from storage to a bespoke studio. Council Tax band: D ~ EPC Energy Efficiency Rating: D



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Entrance Hall

Lounge: 13' 3" x 10' 7" (4.05m x 3.23m)

Cosy lounge with inset lighting and downlights with soft grey carpet underfoot and shuttered window to the front aspect.

Kitchen / Diner: 10' 10" x 17' 1" (3.30m x 5.21m)

Spanning the width of the property this really is the hub of the home with dual aspect windows and French doors onto the rear garden. Fitted with a expansive range of two tone high gloss units incorporating a five ring gas hob with extractor over, undercounter Slide and Hide electric oven, integrated dishwasher and wine cooler. Complementing tiled flooring is warmed by plinth heating while downlighting floods the space with light.

Landing

Bedroom One: 13' 3" x 10' 8" (4.05m x 3.24m)

A good size double bedroom offering ample modern fitted wardrobe storage, carpeted floor with window to front aspect.

Bedroom Two; 11' 5" x 8' 7" (3.48m x 2.62m)

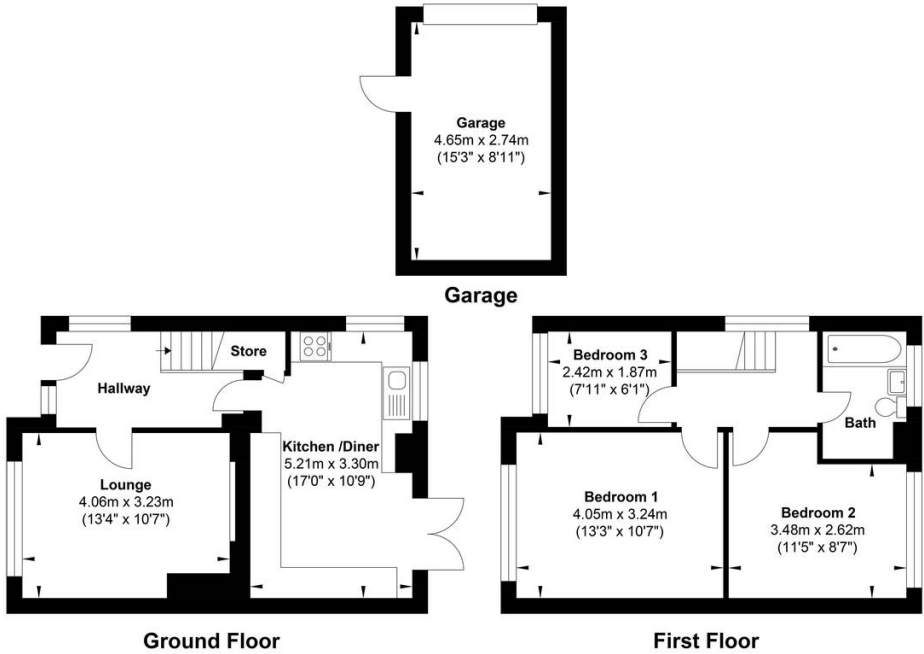
A further generous bedroom with soft carpet to the floor and large window to the rear aspect.

Bedroom Three: 7' 11" x 6' 2" (2.42m x 1.87m)

Single bedroom with carpeted floor and window to front aspect.

Bathroom

Offering a white suite comprising of bath with rain shower over and separate handset with foldable shower screen, pedestal handbasin and push button WC. Practically finished with tiled flooring and part tiled walls, convenient towel radiator, space for storage solutions, downlighting to the ceiling and window to the rear aspect.



Gross Internal Floor Area : 89.72 m2 ... 965.73 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.