



100 Passingham Avenue, Billericay CM11 2TA
£500,000

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Billericay CM11 2TA
£500,000

****Re-available due to chain break****A beautifully presented three bedroom semi-detached older style house, standing on a large plot with ample off road parking and garage. With wide side plot; there is ample room to extend (subject to planning). The house is located less than half a mile from South Green Junior and Primary schools, St Peters Primary School just over half a mile and Billericay Senior School and High Street is just over a mile.

You enter the property into a welcoming hall, with built-in storage and stairs leading to the first floor. To the front is the spacious lounge with a Portland Stone style fireplace. To the rear is the dining room with double doors leading onto the garden deck, and a doorway through to the utility area and into the kitchen with integrated appliances and a cupboard housing the gas fired boiler.

Up on the first floor is the landing which features a walk-in store/compact study. To the rear is the stylish main bedroom with a feature panelled wall, and the second double bedroom is located to the front of the house, with the single bedroom adjacent. The family bathroom is fitted with a white suite and has the benefit of bath and separate shower room.

To the front of the house is an open-plan garden and adjacent driveway which extends (via a timber gate) to the side of the house providing further parking /storage space and leads to the detached garage. The rear garden extends to an impressive 80' in depth with a large timber deck and further decking areas within the garden which is screened to the rear by mature trees.





ENTRANCE HALL

LIVING ROOM

25'5 x 10'10 max (7.75m x 3.30m max)

DINING ROOM

10'10 x 10'8 (3.30m x 3.25m)

KITCHEN & UTILITY AREA

21'4 x 8'1 max (6.50m x 2.46m max)



BEDROOM ONE

11'1 x 10'10 (3.38m x 3.30m)

BEDROOM TWO

11 x 10'10 (3.35m x 3.30m)

BEDROOM THREE

8 x 6'1 (2.44m x 1.85m)



FAMILY BATH/SHOWER ROOM

9'11 x 7'9 (3.02m x 2.36m)

STORE ROOM

GARAGE

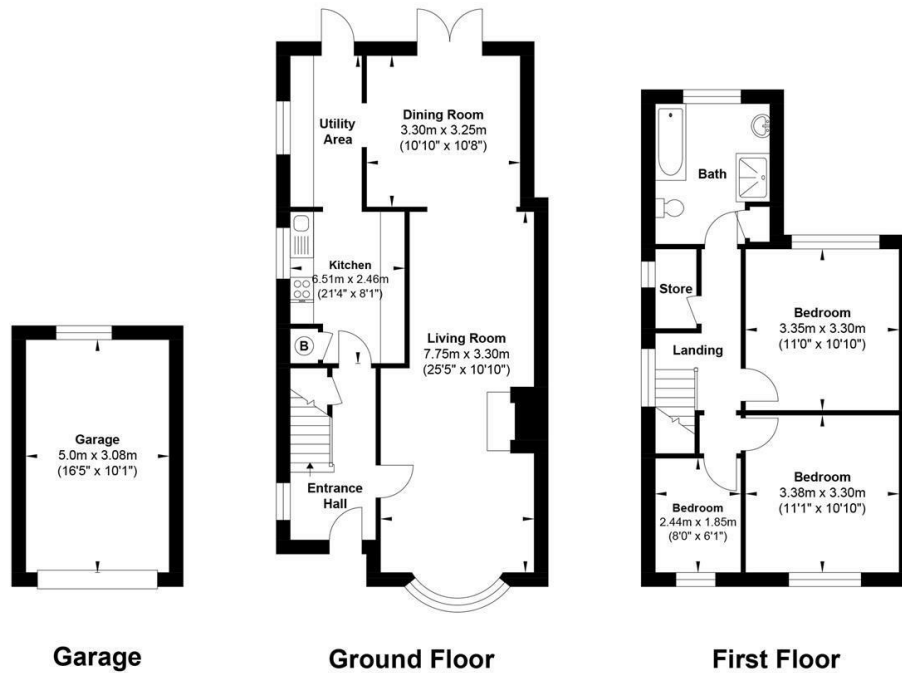
16'5 x 10'1 (5.00m x 3.07m)

REAR GARDEN

80' (24.38m)

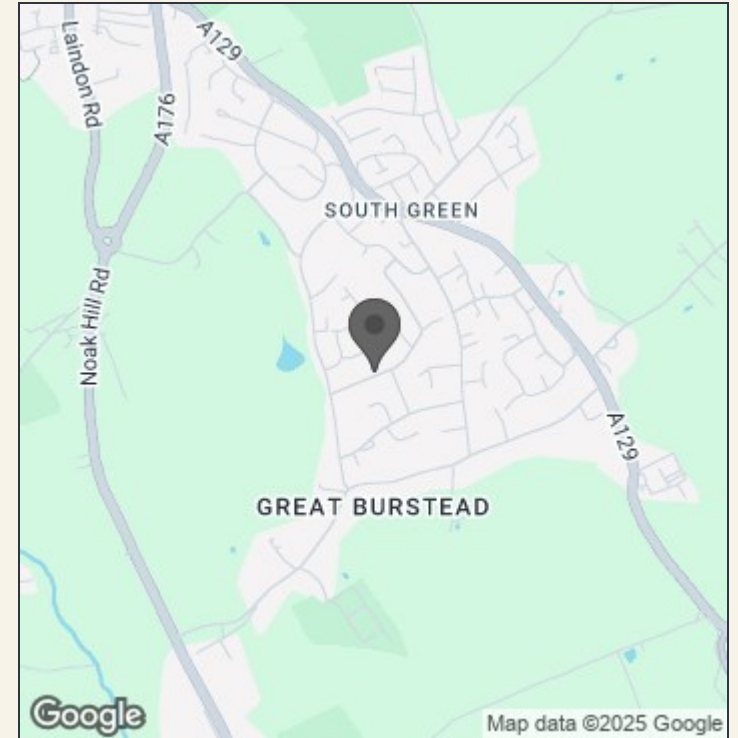


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Gross Internal Floor Area : 115.4 m2 ... 1242.5 ft2

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.



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

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