



Connells

Patricia Gardens
Billericay



Property Description

** GUIDE PRICE; £475,000 - £490,000 **

In 2015, six new build properties were erected in the quiet cul-de-sac that is Patricia Gardens. Connells are pleased to present one of them for sale now; an immaculately presented three double bedroom semi-detached house.

The property oozes kerb appeal and commences with a large paved driveway, allowing parking for up to four cars.

The property is within walking distance of Billericay High Street and therefore the Station where trains run directly to London Liverpool Street in approximately half an hour. To the top of the road are local shops and amenities whilst the local South Green Schools offering a Nursery, Infants and Juniors are only a short walk away.

Internally, the property commences with an entrance hallway with stairs to the first floor and doors leading to the lounge, kitchen and ground floor WC.

The lounge/diner is an impressive 19' x 13'5 and sits across the rear of the house with patio doors leading into the garden. The kitchen/breakfast room benefits from an integrated white goods creating sleek and minimalistic look. To the first floor are three good sized bedrooms, a family bathroom and an en-suite to the master.



Hall

WC#

Kitchen / Diner

10' 7" x 10' 7" (3.23m x 3.23m)

Living Area

19' x 13' 5" (5.79m x 4.09m)

Landing

Bedroom One

19' x 10' 5" (5.79m x 3.17m)

En Suite

6' 6" x 5' 5" (1.98m x 1.65m)

Bedroom Two

10' 10" x 9' 6" (3.30m x 2.90m)

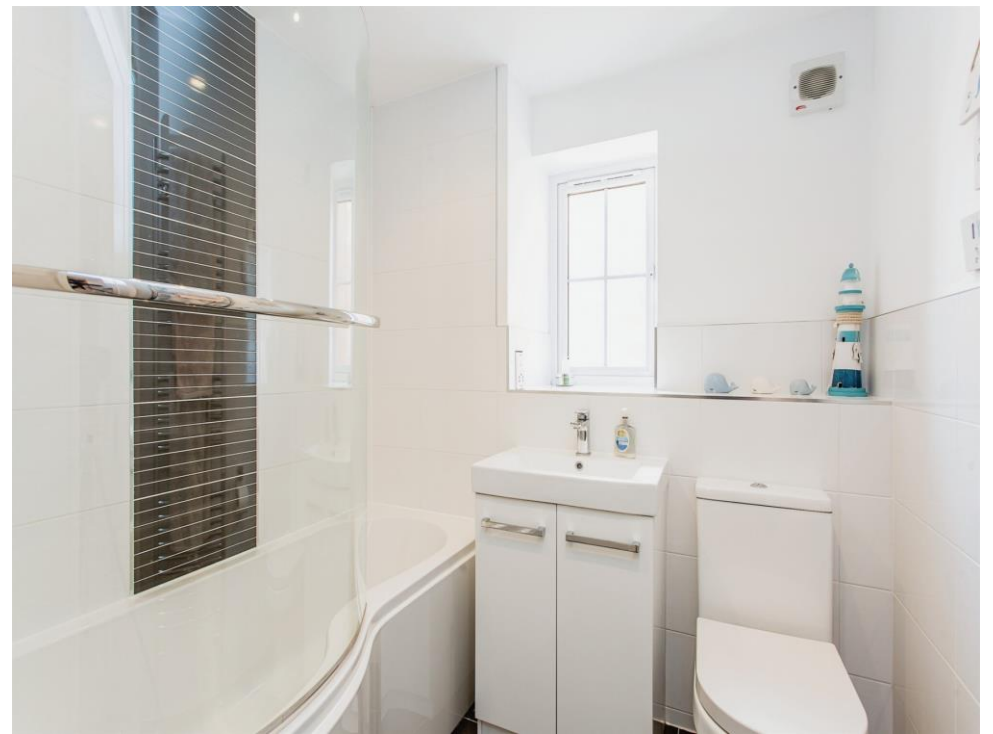
Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m)

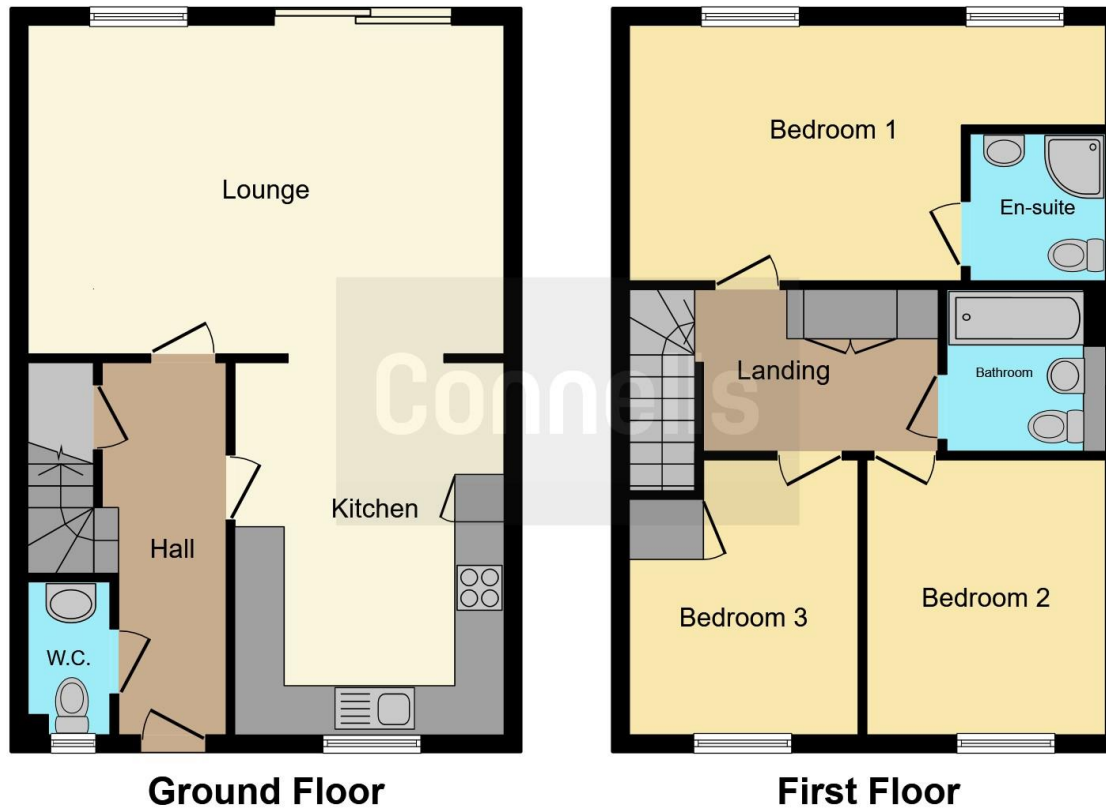
Bathroom

6' 6" x 6' 5" (1.98m x 1.96m)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/BCY307355

Tenure: Freehold



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