





# 13 Passingham Close, Billericay - CM11 2TH

£439,000 Freehold

A spacious three bedroom semi-detached house with block paved drive for off-street parking located in a small friendly close. An ideal family home within walking distance to local schools, park, shops and bus route. Inside has a light airy feel with delightful south west facing garden.

Council Tax band: D ~ EPC Energy Efficiency Rating: D









#### **Entrance Hall**

14' 8" x 6' 0" (4.47m x 1.82m)

#### Kitchen

10' 6" x 7' 10" (3.19m x 2.39m)

## Lounge/Diner

24' 10" x 10' 8" (7.57m x 3.25m) (7.57m x 3.25m > 2.66m)

## Landing

## **Bedroom One**

13' 3" x 10' 8" (4.04m x 3.25m)

#### **Bedroom Two**

11' 6" x 10' 8" (3.51m x 3.26m)

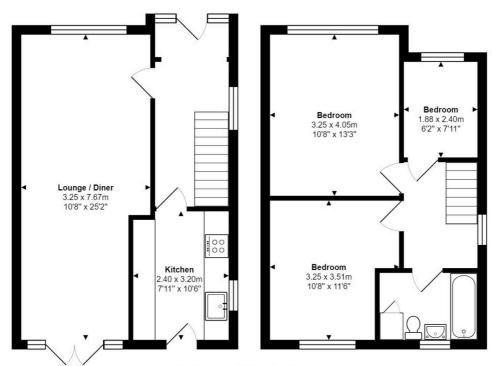
## **Bedroom Three**

7' 10" x 6' 2" (2.40m x 1.88m)

## Bathroom







Total Area: 79.3 m<sup>2</sup> ... 853 ft<sup>2</sup>