



## 42 Pauline Gardens, Billericay - CM12 0LB

Price in Excess of £525,000 Freehold

Set in a peaceful cul-de-sac, this three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Garage and ample off-road parking for three cars, with Billericay station just a short 20-minute walk away. The open kitchen/diner/breakfast area that overlooks the sunny southerly facing rear garden.

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



**tyler estates**

01277 626181

[www.tylerestates.co.uk](http://www.tylerestates.co.uk)





## Entrance Hall

**Sitting Room:** 11' 4" x 13' 1" (3.45m x 3.99m)

Appealing square lounge area with its large window spanning the front

**Study/Play Area:** 10' 0" x 9' 4" (3.05m x 2.84m)

This central room is the perfect place for children to play or for those working from home

**Kitchen/Family Area:** 10' 0" x 22' 5" (3.05m x 6.83m)

The sunny aspect of this large family room is delightful with French doors leading out to the rear garden.

**Breakfast Area:** 10' 0" x 6' 10" (3.04m x 2.09m)

## Cloakroom

## Landing

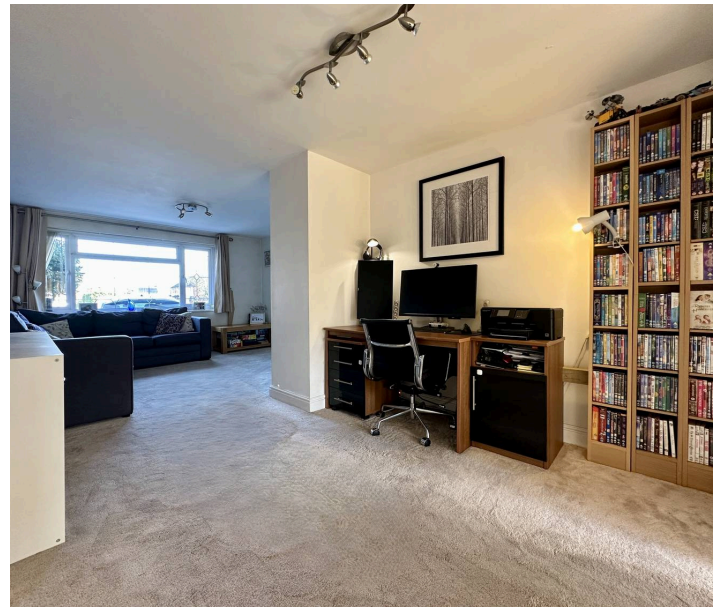
**Bedroom One:** 11' 3" x 10' 8" (3.43m x 3.25m)

**Bedroom Two:** 8' 10" x 9' 5" (2.69m x 2.87m)

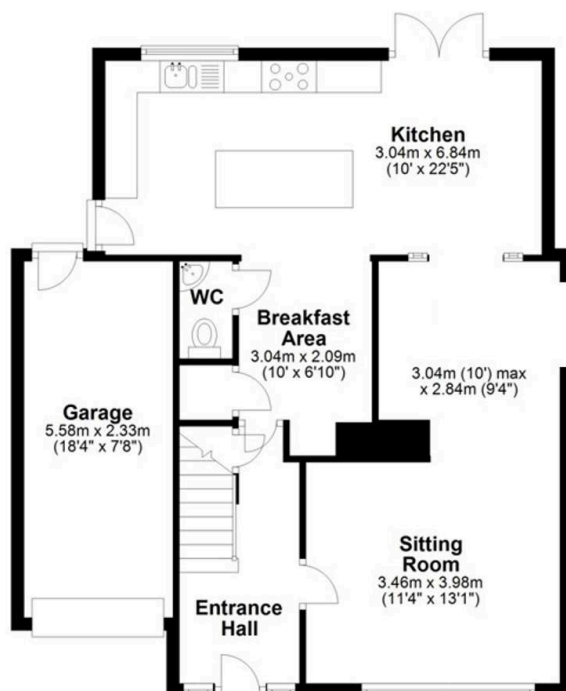
**Bedroom Three:** 8' 0" x 8' 7" (2.44m x 2.62m)

**Bathroom:** 5' 8" x 9' 10" (1.73m x 3.00m)

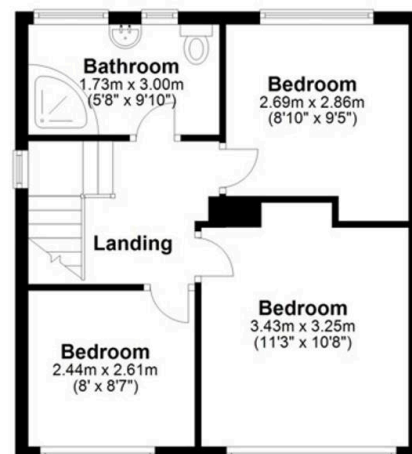
Large family bathroom fitted with a white suite comprising of corner bath with central fill waterfall tap and shower over, pedestal handbasin and corner WC. This complete with two chrome towel radiators, half tiled metro style tiled walls and dual windows to the rear aspect.



## Ground Floor



## First Floor



Total area: approx. 113.5 sq. metres (1221.7 sq. feet)