



## 1 Passingham Avenue, Billericay - CM11 2TD

£450,000 Freehold

Set on a larger-than-average plot within a sought-after residential area of Billericay, this attractive three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families and professionals alike. Offering generous indoor and outdoor space, driveway parking and significant potential to extend (STPP), the property combines comfortable living today with exciting scope to grow and add value in the future. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:



**tyler estates**

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Hall

Lounge / Diner

18' 10" x 11' 11" (5.73m x 3.62m)

Kitchen

18' 10" x 12' 0" (5.73m x 3.66m)

Landing

Bedroom One

11' 11" x 10' 11" (3.62m x 3.33m)

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.70m)

Bedroom Three

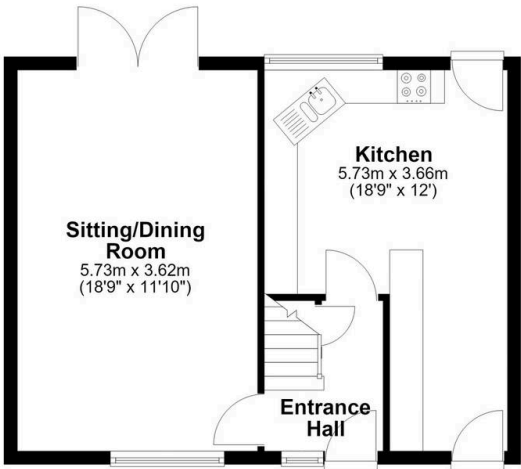
8' 10" x 7' 7" (2.69m x 2.30m)

Bathroom

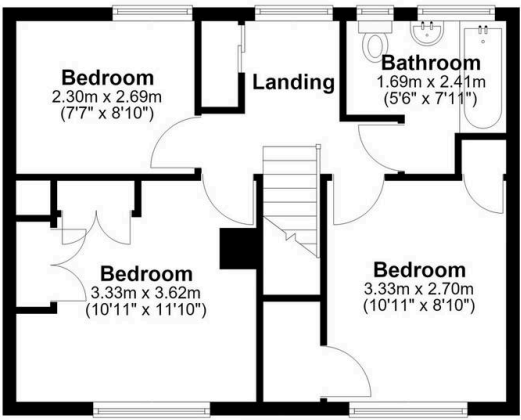
7' 11" x 5' 7" (2.41m x 1.69m)



Ground Floor



First Floor



Total area: approx. 84.5 sq. metres (909.5 sq. feet)