



13 Pauline Gardens, Billericay, Essex, CM12 0LB

Asking Price £517,500

- BEAUTIFULLY APPOINTED
- RE-FITTED BATHROOM
- RE-FITTED KITCHEN
- SUNNY REAR GARDEN
- BRIGHTSIDE LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINER
- UTILITY ROOM
- GARAGE PLUS PARKING
- MUST BE VIEWED

13 Pauline Gardens, Essex CM12 0LB

BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE CLOSE IN CUL DE SAC CLOSE TO BRIGHTSIDE SCHOOL. From the moment you step inside this stunning home, you can see the attention to detail and quality this family home has to offer. The current owners have meticulously refurbished the property using quality materials, which is apparent as you move from room to room. From plug sockets, internal doors, kitchen and bathroom fittings, no expense has been spared. To the ground floor is a lounge opening onto the dining / family room with patio doors on to the rear garden. The refitted Wren kitchen has plenty of cupboards and storage, high gloss eye and base level units with work surfaces over. Integrated Bosch appliances including oven, microwave and induction hob. Off of the kitchen is a good size utility room and ground floor cloakroom. On the first floor are three bedrooms and a beautiful refitted bathroom with Villeroy and Boch sink and low level W.C. Panelled bath with Hans Grohe fittings and rainforest shower head over. The recently landscaped rear garden has a porcelain patio with the remainder being neatly laid to lawn with raised borders. To the front, the block paved driveway provides off road parking for 3 vehicles and leads to the attached garage with electric roller door.



Council Tax Band:



ENTRANCE HALL

11'1" x 6'2"

LOUNGE/DINER

28'11" x 9'6"

REFITTED KITCHEN (WREN)

15'5" x 9'7"

UTILITY ROOM

7'2" x 6'3"

GROUND FLOOR CLOAKROOM

BEDROOM ONE

11'6" x 10'9"

BEDROOM TWO

9'7" x 8'9"

BEDROOM THREE

8'7" x 8'0"

REFITTED BATHROOM

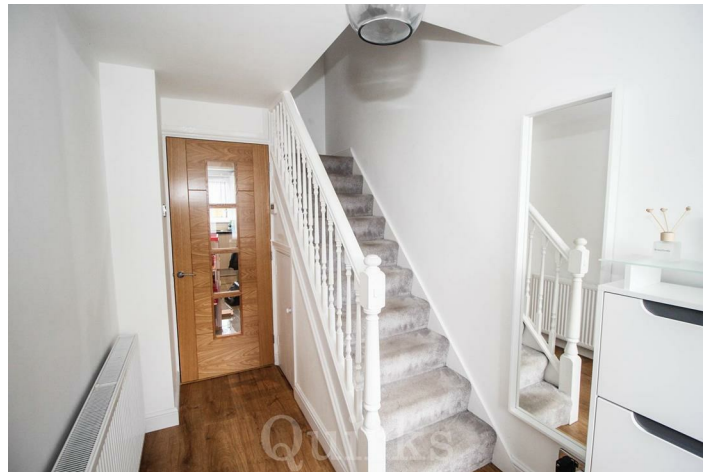
9'5" x 5'1"

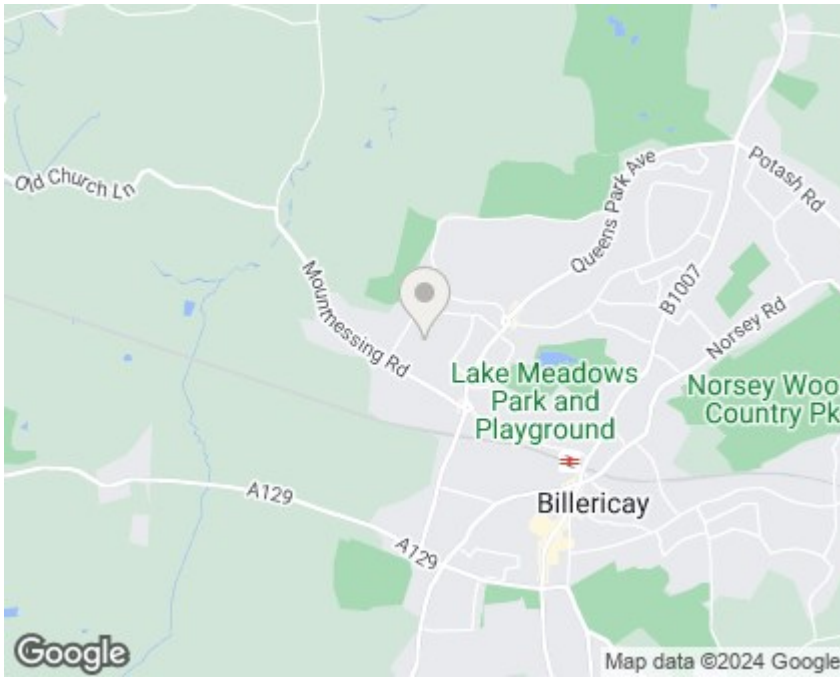
RECENTLY LANDSCAPED REAR GARDEN

35'0" x 28'0"

DRIVEWAY FOR THREE CARS

ATTACHED GARAGE





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

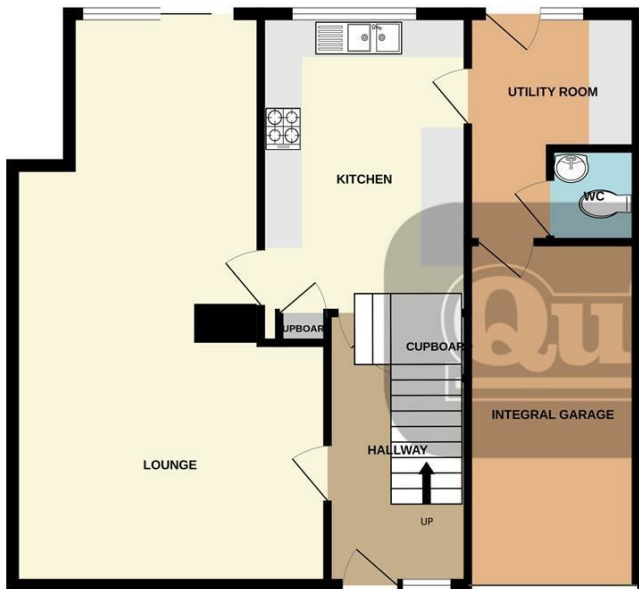
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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