



9 Passingham Close, Billericay, CM11 2TH

Offers In Excess Of £500,000

- DETACHED OUTBUILDING
- NEARBY SCHOOLS
- OPEN PLAN KITCHEN / DINER
- 18FT ENTRANCE HALLWAY
- POPULAR GREAT BURSTEAD AREA
- SOUTH FACING REAR GARDEN
- CUL-DE-SAC LOCATION
- GROUND FLOOR W.C
- RENOVATED TO A HIGH STANDARD
- THREE BEDROOM FAMILY HOME

An extended three bedroom, semi-detached house, renovated to a high standard throughout. This property has an impressive entrance hallway, with plenty of natural light and oak staircase with glass balustrading. The ground floor has porcelain tiled flooring, from the hallway, into the open plan kitchen / dining room, which has a range of wall and base level units, central island and breakfast bar all finished with granite worksurfaces. There is a range of integrated appliances, including fridge / freezer, oven, grill, four ring gas hob, downdraft extractor fan, dishwasher and wine cooler. The two skylight windows and bi-folding doors benefit from the South facing aspect. There is also the advantage of a ground floor W.C, finished with a modern white suite, utility cupboard with worksurface and spaces for washing machine and tumble dryer. The living room is to the front aspect, with feature bow window and fireplace. To the first floor, the landing area leads to the refitted bathroom, which is fully tiled, with low level W.C, vanity unit wash hand basin, P-shaped bath with rainfall shower above. There are two spacious double bedrooms and third single room, which would also make a perfectly sized nursery or study. Externally the low maintenance and landscaped rear garden, has a purpose built BBQ and entertaining area, with a detached outbuilding, fully equipped as a games room / bar, this room is insulated, with power, lighting and bi-folding doors, there is also the adjoining storage shed, ideally suited for storing garden equipment. This stunning property, is located in a cul-de-sac within the popular Great Burstead area, with access onto a children's play area, this location is ideal for families, also just a short walk to schools, convenience shops and open countryside.



Council Tax Band: D



ENTRANCE HALLWAY

18'1 x 5'11

LIVING ROOM

12'1 x 10'8

KITCHEN / DINING ROOM

17'5 x 16'10 reducing to 13'10

GROUND FLOOR W.C

5'8 x 2'6

UTILITY CUPBOARD

5'7 x 2'10

FIRST FLOOR LANDING

8'9 x 6'0

MODERN FAMILY BATHROOM

7'11 x 5'5

BEDROOM ONE

13'2 x 10'9

BEDROOM TWO

11'6 x 10'9 reducing to 8'11

BEDROOM THREE

8'0 x 6'0

STORAGE SHED

8'9 x 4'10

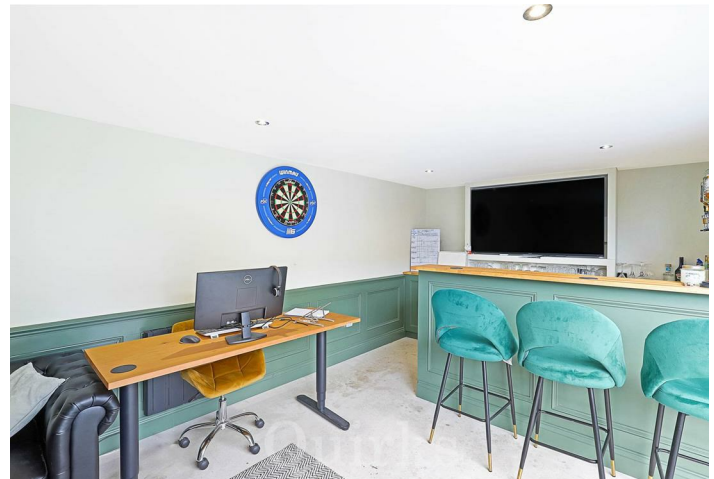
BAR / GAMES ROOM

20'8 x 10'1

SOUTH FACING REAR GARDEN

30 x 22

BLOCK PAVED DRIVEWAY TO FRONT





Viewings

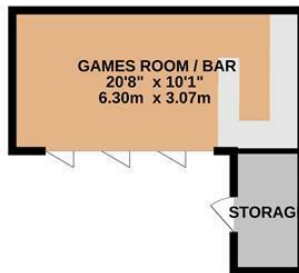
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

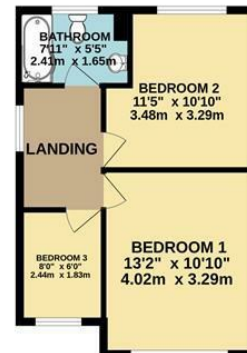
D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 sq.m.) approx.

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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