

ASHTON WHITE
Leading the way home

89 Passingham Avenue, Billericay CM11 2TB

GUIDE PRICE £500,000 - £525,000

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BILLERICAY
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SOLD BY ASHTON WHITE GUIDE PRICE £500,000 - £525,000 A recently refurbished and extended four bedroom semi-detached house, offering beautifully presented living accommodation. This family home offers a welcoming entrance hall with appealing neutral decor, which is reflected throughout the property. To the front is the attractive lounge whilst to the rear is the 'hub of the house'; the stunning 19' kitchen/dining/family room, with bi-folding doors opening onto the sandstone patio. The kitchen area is fitted in a range of grey wood effect units with contrasting solid wood work tops and an enamel sink. There is a range of integrated appliances including; oven, hob, cooker hood, dishwasher and fridge/freezer. To the side is a utility cupboard and the gas fired boiler. There is a lovely sitting area and ample space for family dining.

Up on the first floor is a landing area and further stairs leading up to the second floor bedroom. The master bedroom is located to the front together with the fourth bedroom/study. To the rear is the second double bedroom and the bathroom which is fitted with a white suite including a shower/bath and heated towel rail. Up on the second floor is a further double bedroom which features double doors and a Juliet balcony. There is ample space to add in an en-suite shower room (subject to amenities) and further storage within the eaves. To the front of the house is a block paved hardstanding and to the rear is an attractive south east facing garden with a sandstone patio, lawn and young trees and shrubs.

























ENTRANCE HALL
12' x 6' (3.66m x 1.83m)

LOUNGE
15' x 10'8 (4.57m x 3.25m)

KITCHEN/DINING/FAMILY ROOM
19'2 x 16'2 (5.84m x 4.93m)

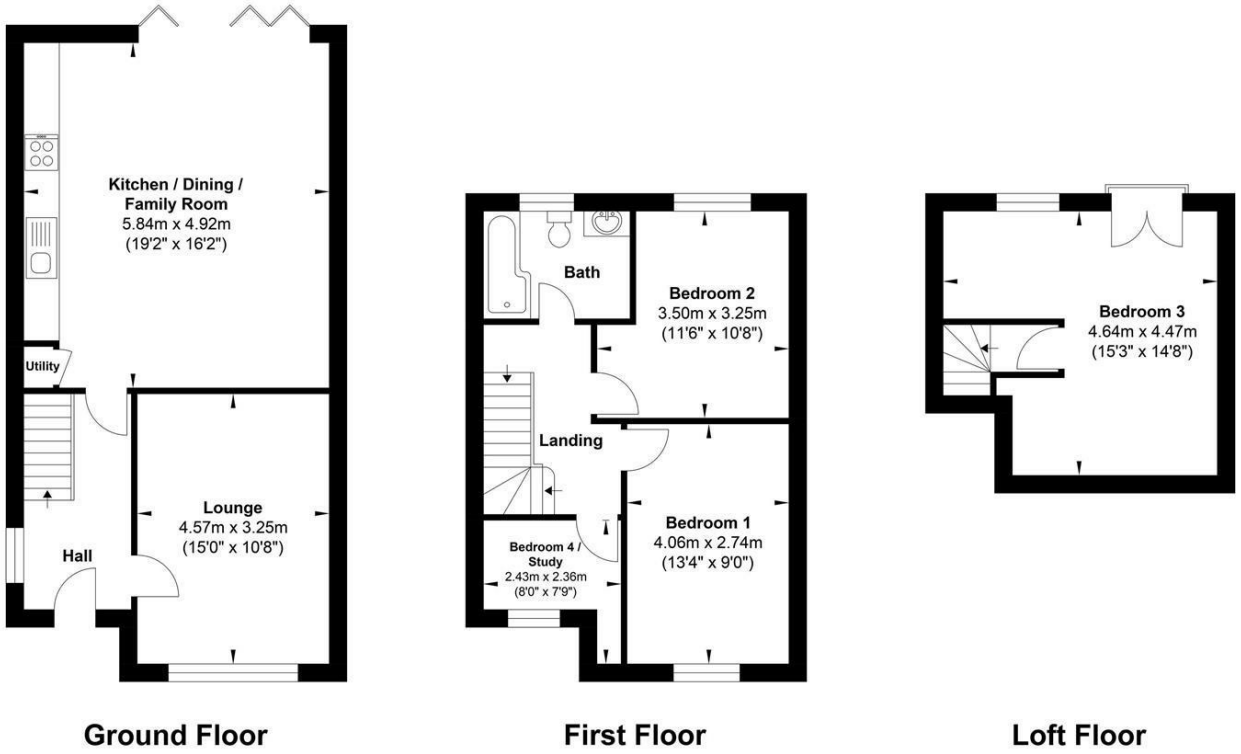
BEDROOM ONE
13'4 x 9 (4.06m x 2.74m)

BEDROOM TWO
11'6 x 10'8 max (3.51m x 3.25m max)

BEDROOM THREE (SECOND FLOOR)
15'3 max x 14'8 (4.65m max x 4.47m)

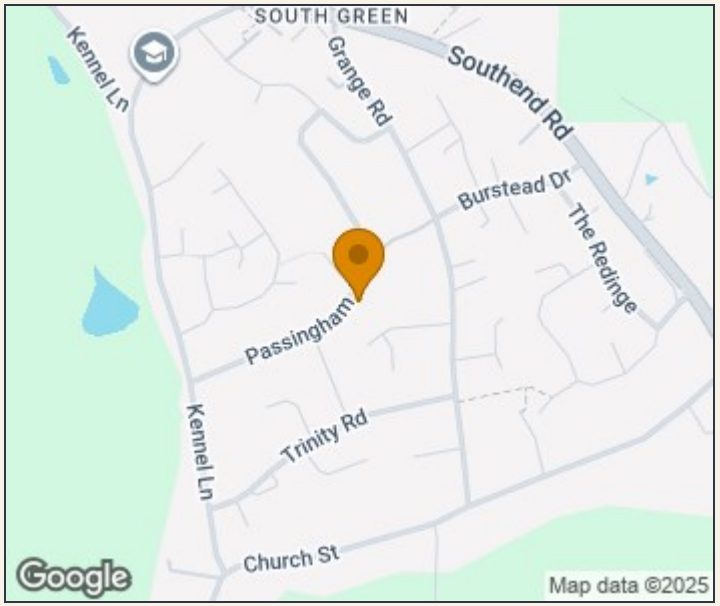
BEDROOM FOUR/STUDY
7'9 x 5'10 (2.36m x 1.78m)

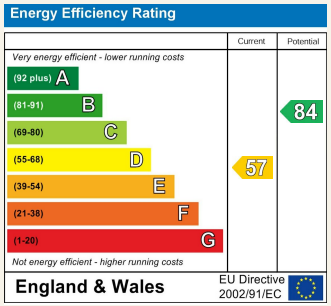
BATHROOM



Gross Internal Floor Area : 109.57 m2 ... 1179.40 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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