Quirks
Quirk & Partners®

20 Patricia Gardens, Billericay, CM11 2QR

Offers In Excess Of £500,000

- THREE BEDROOMS
- ENSUITE TO MASTER
- BUILT IN STORAGE
- MODERN KITCHEN
- PROPERTY ONLY 12 YEARS OLD
- SEMI DETACHED
- SOUTH FACING GARDEN
- DRIVEWAY FOR TWO CARS
- REFITTED BATHROOMS

108a High Street, Billericay, Essex, CM12 9BY
01277 626 541
billericay@quirkandpartners.co.uk
http://www.quirkandpartners.co.uk

Situated within a quiet cul-de-sac, this modern three double bedroom semi-detached home offers spacious, well-presented accommodation throughout, together with excellent parking and a generous rear garden. Constructed in 2015 as part of an exclusive development of just six homes, the property combines contemporary living with a convenient location, being within easy reach of Billericay High Street, Mainline Railway Station and highly regarded local schools. The accommodation commences with a welcoming entrance hall, providing access to a ground floor cloakroom, a stylish kitchen/breakfast room with integrated appliances and a spacious lounge/dining room spanning the rear of the property. This impressive living space enjoys views over the garden and benefits from French doors opening onto the patio, creating an ideal space for both everyday family life and entertaining. To the first floor are three genuine double bedrooms, including a particularly generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Externally, the property enjoys excellent kerb appeal with a large private driveway providing off-street parking for several vehicles. The rear garden is a particularly attractive feature, being predominantly laid to lawn with a paved seating area and offering a good degree of privacy. Patricia Gardens is ideally positioned for families and commuters alike, with local shops, amenities and schooling all within walking distance, whilst Billericay Railway Station provides direct services into London Liverpool Street.

3 1 1 C

Council Tax Band: D

Entrance Hall

Downstairs W.C

Kitchen /Dining Room
14'0 x 10'7

Living Room
18'10 x 13'6

Bedroom One
18'10 x 10'6

Ensuite
6'2 x 5'5

Bedroom Two
10'10 x 9'6

Bedroom Three
10'10 x 9'

Bathroom
6'7 x 6'5

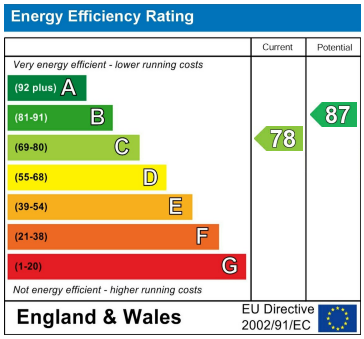
Garden

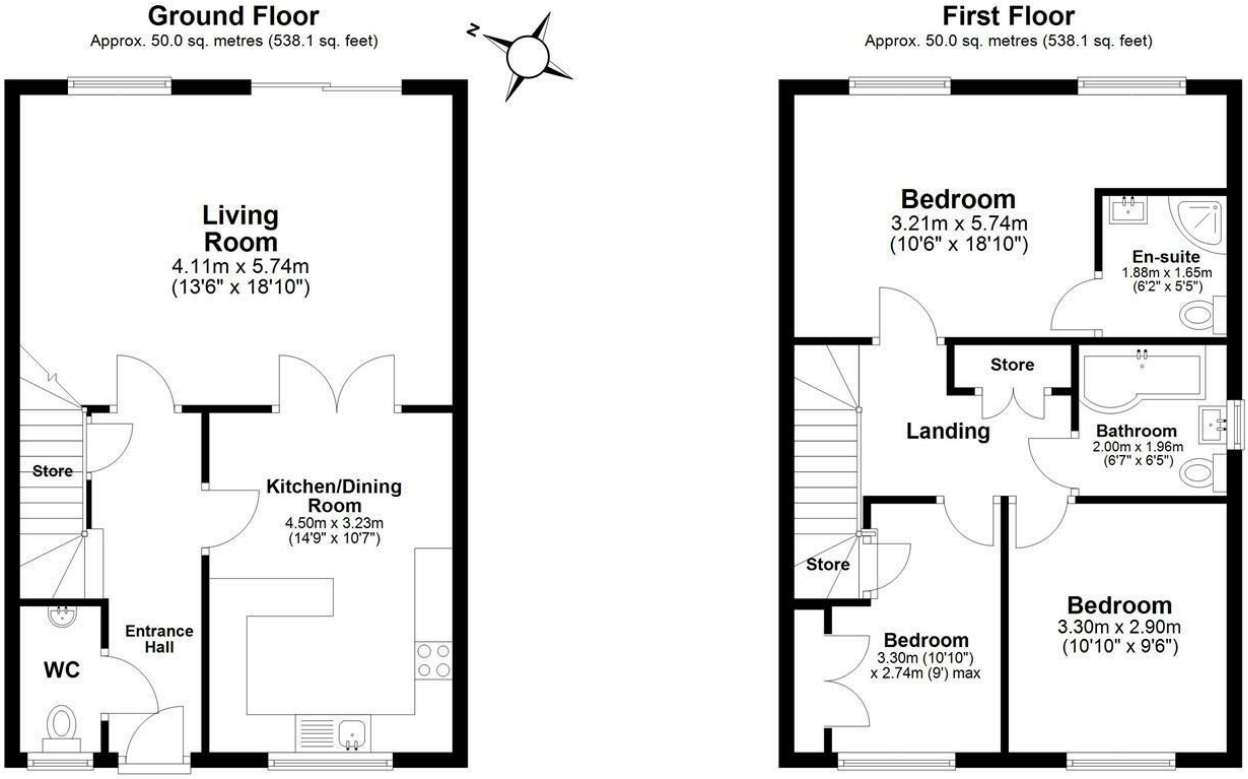
Viewings

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

EPC Rating:

C





Total area: approx. 100.0 sq. metres (1076.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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