



9 Patricia Gardens, Billericay - CM11 2QR

£425,000 Freehold

Three bedroom end of terrace house, a wonderful opportunity for families and first-time buyers alike. Tucked away in a friendly neighbourhood, this home offers a fantastic blend of comfort and practicality. Step inside to find a spacious lounge and dining area, the well proportioned kitchen provides ample workspace for keen cooks, while the convenient downstairs cloakroom adds an extra touch of every day ease. The attached garage, accessible directly from the house, presents exciting potential for conversion (subject to planning permission) into a gym, studio, or additional living space to suit your needs.

Council Tax band: C ~ EPC Energy Efficiency Rating: D



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01277 626181

www.tylerestates.co.uk



Porch

Hallway

Kitchen

11' 11" x 11' 8" (3.63m x 3.55m)

Lounge

16' 1" x 10' 6" (4.91m x 3.20m)

Dining Area

12' 6" x 9' 6" (3.81m x 2.89m)

Inner hallway

Cloakroom

Landing

Bedroom One

14' 8" x 10' 0" (4.46m x 3.05m)

Bedroom Two

12' 0" x 8' 3" (3.65m x 2.51m)

Bedroom Three

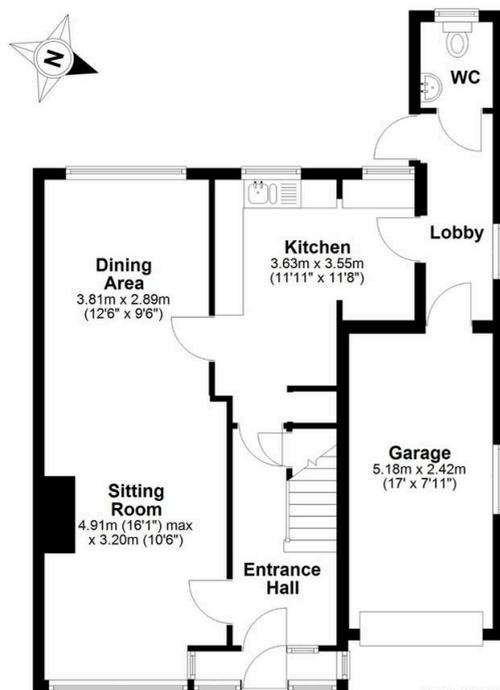
9' 8" x 6' 6" (2.95m x 1.99m)

Bathroom

8' 3" x 6' 0" (2.52m x 1.83m)

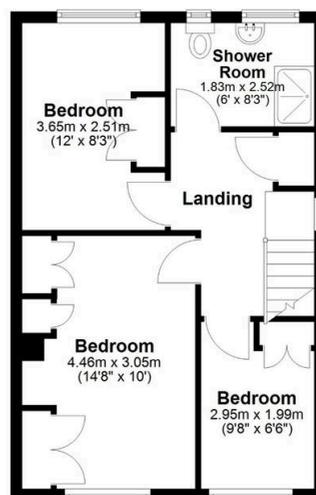


Ground Floor



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First Floor



APPROX INTERNAL FLOOR AREA 112 SQ M (1200 SQ FT) (Includes Garage)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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