



## 7 Tyrone Close, Billericay, CM11 2RX

Asking Price £539,000

- EXCEPTIONALLY SPACIOUS PROPERTY
- 3 / 4 BEDROOMS
- OFF STREET PARKING
- GROUND FLOOR SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- 4 / 5 RECEPTION ROOMS
- UTILITY ROOM
- HOME BUSINESS POTENTIAL

# 7 Tyrone Close, Billericay CM11 2RX

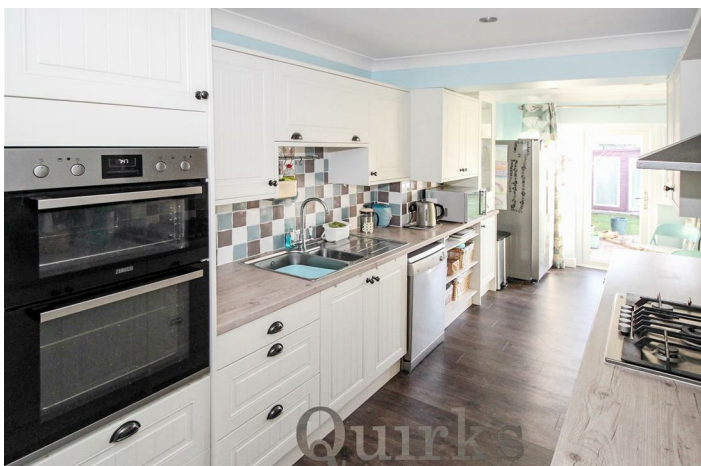
This home offers deceptively spacious, versatile and multi-functional accommodation. In addition to the 3 double bedrooms and bathroom upstairs, the 5 reception rooms and ground floor shower offer the possibility of additional bedrooms, home-working offices, or separate annex / business accommodation.

The garden can be accessed via the lounge, kitchen and reception room 4. A large driveway to the front provides off road parking for 3-4 vehicles and the good sized South Facing rear garden offers a summer house, pergola and large patio areas.

Located in South Green area, the property is within close proximity of local shops, schools and bus services.



Council Tax Band:



**ENTRANCE HALL**

16'3" x 8'0"

**GROUND FLOOR SHOWER ROOM**

6'9" x 6'2"

**LOUNGE**

24'3" x 12'1"

**DINING ROOM**

12'6" x 8'10"

**BEDROOM / 2ND LIVING ROOM**

16'1" x 14'2"

**KITCHEN / BREAKFAST ROOM**

21'7" x 7'4"

**UTILITY ROOM**

7'5" x 4'0"

**OFFICE / PLAYROOM**

10'0" x 9'7"

**STUDY**

8'7" x 7'4"

**BEDROOM ONE**

14'0" x 9'6"

**BEDROOM TWO**

11'0" x 8'4"

**BEDROOM THREE**

9'6" x 8'9"

**BATHROOM**

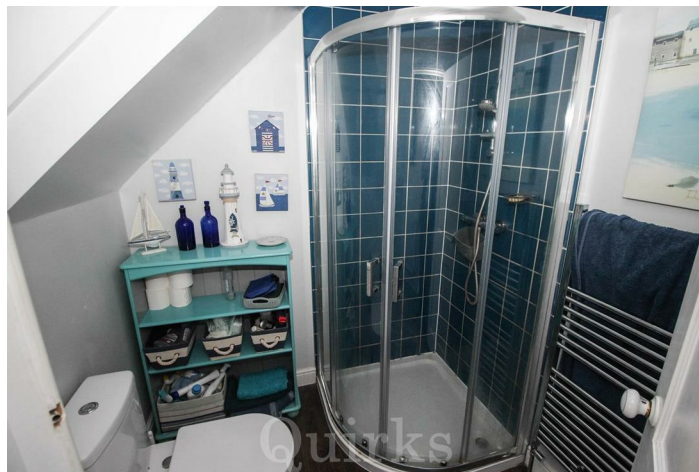
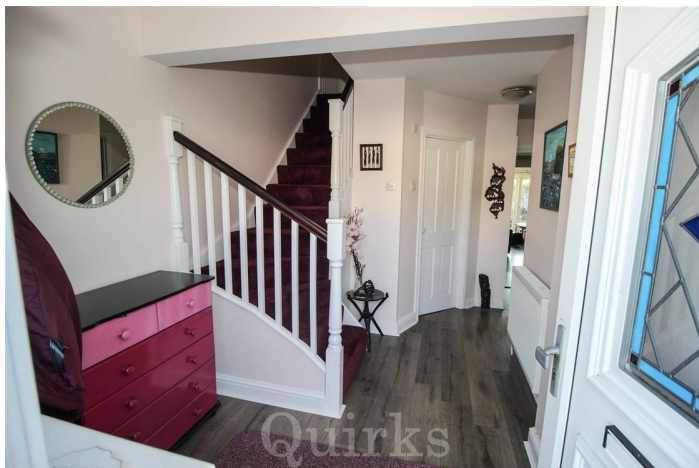
7'7" x 7'2"

**SOUTH FACING REAR GARDEN**

40'0" x 40'0"

**LARGE BLOCK PAVED DRIVEWAY**

**COUNCIL TAX BAND D**





## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Area: 109.8 m<sup>2</sup> ... 1182 ft<sup>2</sup>



### 1st Floor

Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>



Total Area: 151.5 m<sup>2</sup> ... 1631 ft<sup>2</sup>



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.