



61 Tyrrells Road, Billericay, CM11 2QE

Asking Price £385,000

- THREE BEDROOMS
- MODERN KITCHEN
- DUAL ASPECT LIVING ROOM
- EXCELLENT FAMILY ACCOMMODATION
- MODERN FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- STUDY
- NEARBY SCHOOLS & SHOPS
- DOUBLE GLAZED CONSERVATORY
- SUNNY ASPECT REAR GARDEN

Situated in the popular Great Burstead area of Billericay, this well presented family home offers three spacious bedrooms, South facing rear garden, double glazed conservatory with gas central heating, 19ft long, dual aspect living room with feature fireplace, study with built-in storage, modern kitchen with stainless steel sink / drainer, integrated gas hob, extractor hood, oven and fridge / freezer, spaces for washing machine and dishwasher. There are two sizeable double bedrooms both with built-in storage, the third bedroom is a good size with ample room for a single bed and wardrobes. The naturally light landing area also has a large built-in storage cupboard. There is a modern family bathroom, with p-shaped panel bath with rainfall shower above, low level W.C and pedestal wash hand basin. Externally there are front and rear gardens, there is a storage shed and paved patio for entertaining. The property is located in a quiet cul-de-sac location, near to schools and convenience shops.

3 1 2 C

Council Tax Band: C



ENTRANCE HALLWAY

7'6 x 5'6

LIVING ROOM

19'0 x 11'8

STUDY

10'5 x 5'9

KITCHEN

12'0 x 7'9

DOUBLE GLAZED CONSERVATORY / DINING ROOM

13'2 x 8'9

FIRST FLOOR LANDING

9'8 x 7'8 max

BEDROOM ONE

11'0 x 10'1

BEDROOM TWO

11'1 x 9'0

BEDROOM THREE

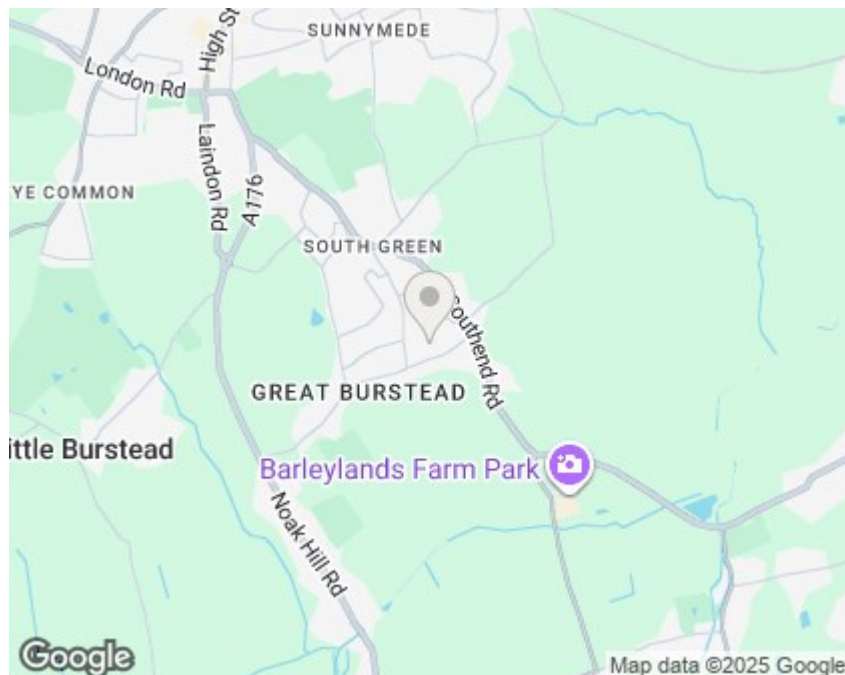
8'8 x 7'8

FAMILY BATHROOM

7'8 x 7'8 max

SOUTH FACING REAR GARDEN





Viewings

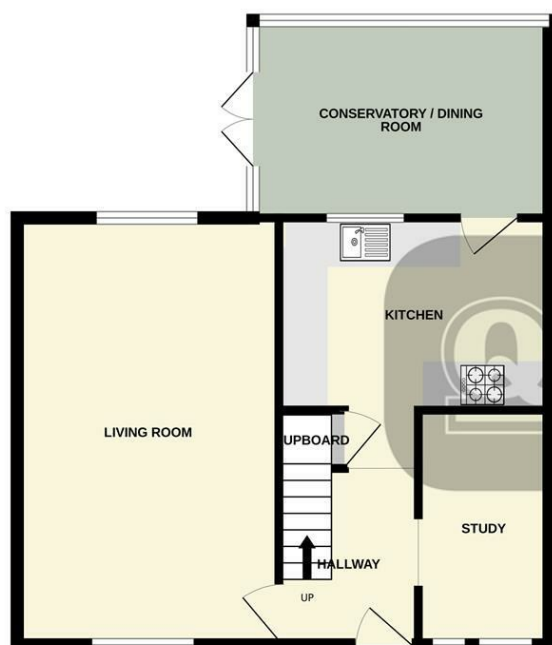
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

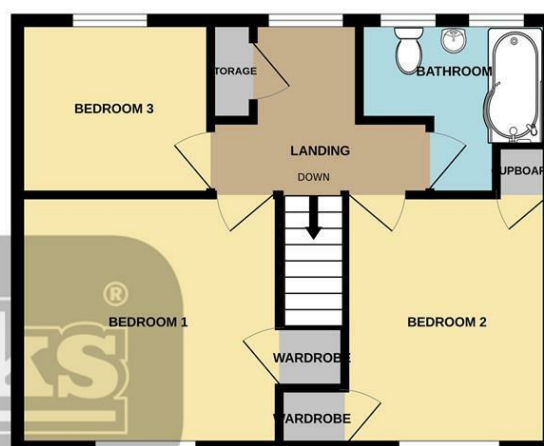
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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