



27 Tyelands, Billericay, CM12 9PA

Asking Price £575,000

- THREE DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- MODERN KITCHEN / DINER
- DUAL ASPECT LIVING ROOM
- CLOSE TO QUILTERS SCHOOL
- GARAGE & BLOCK PAVED DRIVEWAY
- EN-SUITE & FAMILY SHOWER ROOM
- CONSERVATORY
- NO ONWARD CHAIN
- WALKING DISTANCE OF HIGH STREET

Offered for sale with * NO ONWARD CHAIN* is this modern and well presented, three double bedroom detached house, located in a quiet cul-de-sac, within the popular Quilters area of Billericay. Situated just a short walk to schools, Billericay High Street and Mainline Station as well as open countryside. The accommodation includes a modern kitchen / diner with integrated oven and dishwasher and spaces for washing machine and fridge / freezer, double glazed conservatory, a light and spacious dual aspect living room with feature fireplace. The first floor offers three double bedrooms, with en-suite shower room to Bedroom one, in addition to the refitted shower room, serving the remaining two bedrooms and family bathroom located on the ground floor. To the front of the property is a long block paved driveway, providing parking for several vehicles with double gates to the single garage. The established rear garden benefits from a sunny aspect and paved patio area. Due to the sought after location and excellent layout for families, early viewing is strongly advised.



Council Tax Band: E



Quirks



Quirks

ENTRANCE HALLWAY
11'4 x 5'6

GROUND FLOOR BATHROOM
7'2 x 6'8

MODERN KITCHEN / DINER
19'0 x 10'1

DUAL ASPECT LIVING ROOM
19'0 x 12'5 reducing to 10'9

DOUBLE GLAZED CONSERVATORY
11'2 x 9'0

FIRST FLOOR LANDING
7'1 x 4'7 reducing to 2'7

BEDROOM ONE
14'6 x 12'6 reducing to 10'

EN-SUITE SHOWER ROOM
8'3 x 4'3

BEDROOM TWO
13'0 x 9'5

BEDROOM THREE
9'8 x 9'5

FIRST FLOOR SHOWER ROOM
6'8 x 4'3

WEST FACING REAR GARDEN
DRIVEWAY & GARAGE





Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

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Tyelands