



Tunlake Tye Common Road, Billericay, CM12 9NX

Guide Price £635,000

- THREE / FOUR BEDROOMS
- RECENTLY REFURBISHED
- OPEN PLAN KITCHEN
- REFITTED BATHROOM
- DRIVEWAY PARKING
- SEMI DETACHED
- EXTENDED
- UTILITY ROOM
- 120FT REAR GARDEN
- QUILTERS CATCHMENT

Located within the popular Tye Common area, and within the Quilters School catchment, is this recently refurbished and extended three/four bedroom semi-detached family home. Billericay High Street and Mainline Railway Station are within walking distance, making the property conveniently positioned for local amenities and commuters alike. Upon entry is the entrance hall, with stairs rising to the first floor. To the front of the property is the lounge, featuring a fireplace and opening through to the impressive kitchen/dining room. Fitted with a range of modern units, the kitchen benefits from integrated appliances, a central island and bi-fold doors opening onto the rear garden. Underfloor heating runs throughout the kitchen/dining room, with ample space for both dining and seating. Also to the ground floor is a versatile reception room, currently used as a family room, but equally suited as a home office, playroom or fourth bedroom. Completing the ground floor is a utility room and a modern wet room. To the first floor are three well-proportioned bedrooms, all served by a luxury family bathroom featuring a Lusso Stone freestanding bath, separate walk-in shower, Calacatta marble flooring with underfloor heating, and contemporary fittings throughout. Externally, the rear garden measures approximately 120ft in length and commences with a patio area, with the remainder mainly laid to lawn. To the rear of the garden is a hardstanding area, ideal for a garden room, home office or additional seating area, subject to any necessary consents. To the front of the property is a driveway providing off-road parking for multiple vehicles.

 3

 2

 2

 D

Council Tax Band: D



Entrance Hall

Lounge

13'11 x 10'11

Living Room

20'11 x 14'8

Bathroom

6'5 x 5'10

Utility

10'11 x 9'8

Kitchen/ Dining Room

25'4 x 18'8

Landing

Bedroom 1

12'3 x 8'9

Dressing Room

6'4 x 5'7

Bedroom 2

11 x 10'4

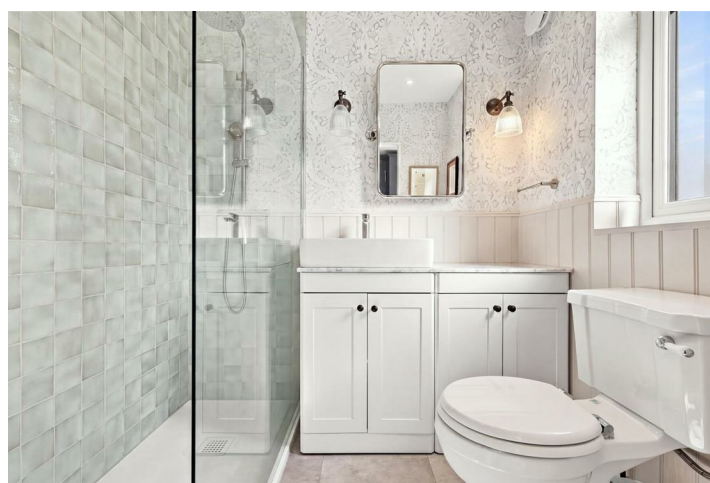
Bedroom 3

10 x '8

Bathroom

9'5 x 7'5

120FT Rear Garden





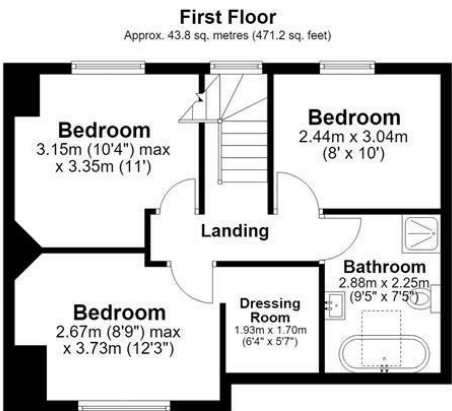
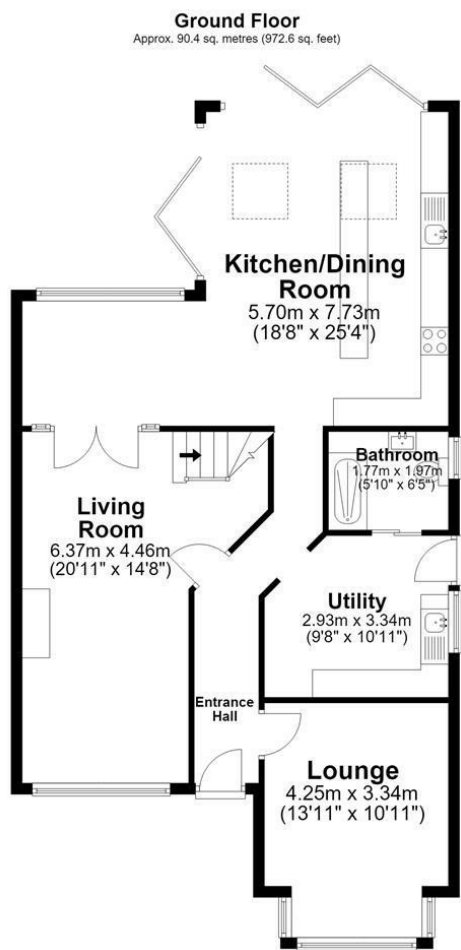
Viewings

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		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 134.1 sq. metres (1443.8 sq. feet)

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.

Floor Plan Drawn According To RICS Guidelines
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