

## 76 Tyelands, Billericay, CM12 9PB

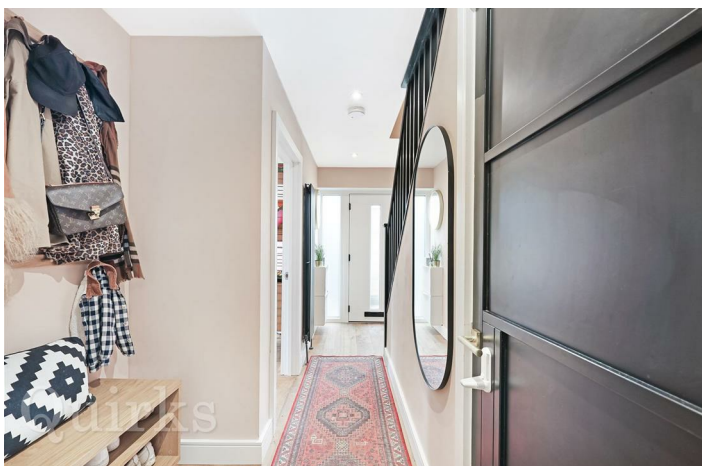
**Offers Over £525,000**

- THREE DOUBLE BEDROOMS
- GARAGE & OWN DRIVEWAY
- SPACIOUS DUAL ASPECT LIVING ROOM
- SCOPE TO EXTEND (STPP)
- NEARBY QUILTERS SCHOOL
- RECENTLY UPDATED THROUGHOUT
- WEST FACING REAR GARDEN
- MODERN KITCHEN & BATHROOM
- SOUGHT AFTER LOCATION
- CLOSE PROXIMITY TO OPEN COUNTRYSIDE

Situated in a quiet and sought after location, in the popular Quilters area of Billericay, close to schools, Billericay High Street & Mainline Railway Station to London Liverpool Street in just 35 minutes. This recently renovated and decorated, three double bedroom house, is finished to a high standard and ready to move straight in ! Internally the property offers a good size entrance hallway with built-in storage, naturally light and spacious living room, with dual aspect windows. The ground floor bathroom has been refitted with a luxury white suite and Duravit fittings, including a paneled bath with rainfall shower above, vanity unit wash hand basin and low level W.C. The dining room has a feature bow window and is open plan to the modern kitchen, with integrated appliances, inset sink with window above overlooking the rear garden. To the first floor landing, there is built in eaves storage space. Bedroom one has an excellent amount of eaves storage space, in addition bedrooms two has built in eaves storage and benefits from dual aspect windows. Bedroom three is also a double room, with dual aspect windows and a recess providing hanging space for clothes. In addition the property has replacement double glazed windows to the front aspect and side window to the living room, also a replacement entrance door, there is also a combination gas boiler, secluded West facing rear garden, with paved patio, storage shed, garage and parking in front, the long independent driveway has gated side access. This property benefits from consent from Basildon Council (dated July 2022) to extend the existing side dormers to the first floor, creating an extra bedroom and bathroom, along with bi-folding doors to the rear aspect.



Council Tax Band: E



**ENTRANCE HALLWAY**

13'9 x 5'10

**GROUND FLOOR BATHROOM**

8'6 x 5'7

**LIVING ROOM**

19'1 x 12'7

**KITCHEN**

10'8

**DINING ROOM**

10'0 x 8'1

**FIRST FLOOR LANDING**

5'11 x 5'8

**BEDROOM ONE**

13'0 x 12'6 reducing to 11'5

**BEDROOM TWO**

12'11 reducing to 11'5 x 8'10

**BEDROOM THREE**

9'11 x 8'9

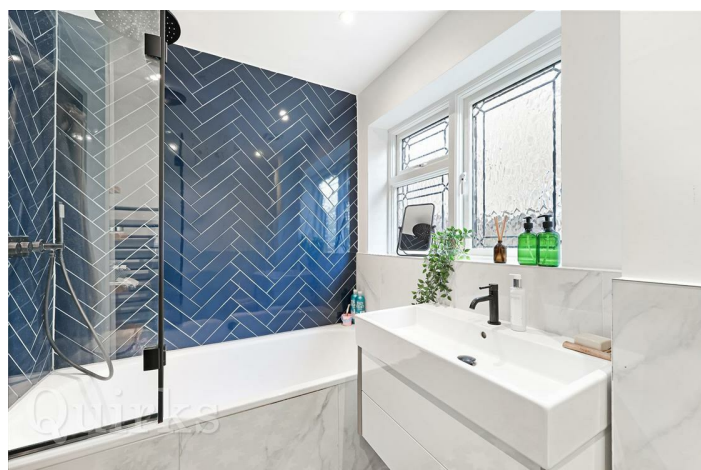
**OWN DRIVEWAY**

**DETACHED GARAGE**

17'7 x 8'2

**WEST FACING REAR GARDEN**

46 x 32





## Viewings

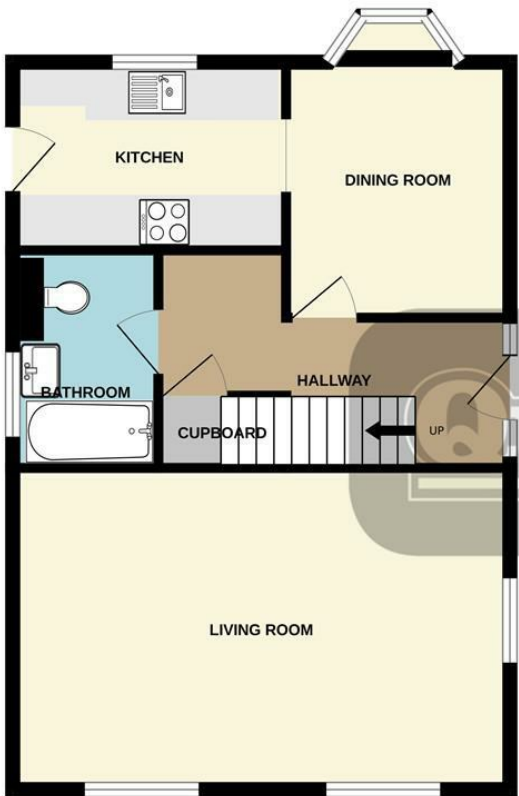
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

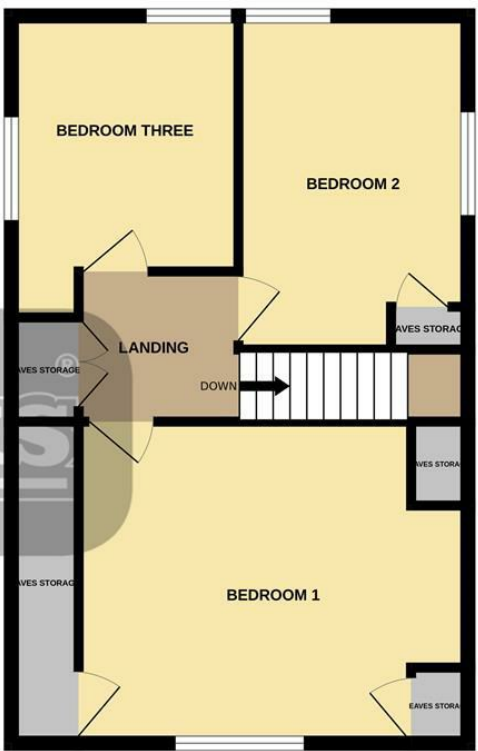
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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