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COURT & CO











Tylers Avenue, Billericay, Essex, CM12 0RA

£1,250,000

ESTAS 13 ESTATE AGENT AWARDS
RATED BY OUR CUSTOMERS
BRONZE WINNER
SOUTH EAST (EAST)

An outstanding detached family house just a short walk from Billericay High Street, Mainline Station and Local Schools. Measuring approx. 2800 Sq Ft, the property features five bedrooms, master with en-suite, three large reception rooms and a luxury fitted kitchen breakfast room with direct access to the immaculate rear garden and patio. There is an impressive central entrance hall, downstairs WC and a good size utility room. To the front is ample off street parking and a detached double garage with electronically controlled up and over door.

- CENTRAL BILLERICAY LOCATION
- MASTER BED WITH DRESSING AREA AND EN-SUITE
- LUXURY FITTED KITCHEN BREAKFAST ROOM
- UTILITY ROOM.
- DETACHED DOUBLE GARAGE
- FIVE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- GROUND FLOOR WC
- LARGE STORE ROOM
- BEAUTIFUL LANDSCAPED GARDEN

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The Property Ombudsman

Ground Floor

Entrance Hall





An impressive entrance hall with an oak balustrade staircase to the first floor. Large walk in shoe and cloak cupboard.

Dining Room



8.58m x 3.83m (28' 2" x 12' 7") A very large formal dining room with double glazed window to the rear.

Sitting Room



7.46m x 4.63m (24' 6" x 15' 2") Also a very large reception room with a feature fireplace. double glazed windows to the rear and a door to :-

Storage

4.63m x 1.49m (15' 2" x 4' 11") An excellent use of space, offering ample internal storage. Window to the front elevation.

Kitchen / Breakfast Room





6.59m x 3.74m (21' 7" x 12' 3") Fully fitted with a luxury oak kitchen. High quality appliances. Window

and doors to the rear elevation.

Breakfast Area





Drawing light from double glazed doors to the rear elevation.

Utility Room

2.63m x 1.76m (8' 8" x 5' 9")

Snug



3.88m x 3.57m (12' 9" x 11' 9") 3.88m x 3.57m (12' 9" x 11' 9") A quiet and calm room with a wide window to the front elevation.

Downstairs Cloakroom

Comprising a WC and Wash Hand Basin.

First Floor

Landing





Bedroom One



6.37m x 3.87m (20' 11" x 12' 8") A spacious mater bedroom drawing light from a wide window to the front elevation. To one wall are a range of floor to ceiling fitted wardrobes. Door to :-

En Suite Shower Room



Comprising a large walk in double shower, WC and wash hand basin.

Bedroom Two



3.74m x 3.57m (12' 3" x 11' 9")

Bedroom Three



3.57m x 3.37m (11' 9" x 11' 1")

Bedroom Four



3.54m x 2.92m (11' 7" x 9' 7")

Bedroom Five



2.92m x 2.74m (9' 7" x 9' 0")

Family Bathroom



Exterior

Rear Garden





The rear garden has been thoughtfully landscaped and beautifully maintained. There is a large patio area, and alfresco dining area.

Front Garden



An immaculate driveway with decorative flower beds and contemporary lighting posts. Gated access the the rear garden.

Detached Double Garage

Fitted with an electronically controlled up and over door. Large Loft Storage.

Floor Plan



PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.