



6 Tylers Avenue, Billericay CM12 0RA
Offers In Excess Of £784,000



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Located in a sought after road, ideally positioned for access to both Buttsbury and Mayflower Schools is this truly spacious four bedroom detached 1950's house. The property can be enjoyed with the current design and configuration, or will make an exciting project to create your dream home, with planning permission recently granted for two storey front and part double and single storey rear extensions, together with demolition of the existing garage and construction of a proposed new single storey outbuilding to the garden; Planning No. 22/01756/FULL

The accommodation, enhanced by impressively high ceilings offers an inviting hallway featuring a retro hardwood open tread staircase, modern fitted bathroom, two well-proportioned reception rooms to the front, one could be a fourth bedroom if preferred, and a sitting room to the rear along with a good size recently fitted kitchen/breakfast room.

Up on the first floor are the three double bedrooms, which includes an exceptionally large master bedroom and a modern fitted cloakroom. The house stands on a large plot with an average depth of 125' and average width of 65'. A wide side driveway leads to the rear with a hardstanding area and the detached double garage (20'8 x 19'2) and adjoining workshop (19'2 x 7'4). The extensive garden extends to around 75' being mainly laid to lawn.





Proposed front elevation.

ENTRANCE HALL
14'6 x 6'6 (4.42m x 1.98m)

LOUNGE
17'3 x 12 (5.26m x 3.66m)

SITTING ROOM
13'2 x 9'7 (4.01m x 2.92m)

**DINING ROOM/BEDROOM
FOUR**
13'2 x 10'5 (4.01m x 3.18m)

**KITCHEN/BREAKFAST
ROOM**
16'10 x 12 (5.13m x 3.66m)

**GROUND FLOOR
BATHROOM**
6'8 x 6 (2.03m x 1.83m)

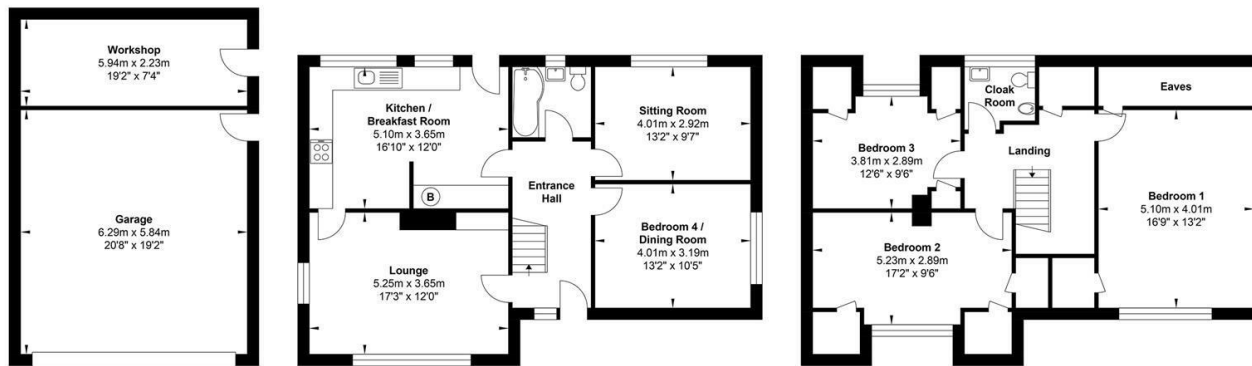
BEDROOM ONE
16'9 x 13'2 (5.11m x 4.01m)

BEDROOM TWO
17'2 x 9'6 (5.23m x 2.90m)

BEDROOM THREE
12'6 x 9'6 (3.81m x 2.90m)

FIRST FLOOR CLOAKROOM
6 x 4'7 (1.83m x 1.40m)

GARAGE & WORKSHOP
28' x 19'2 (8.53m x 5.84m)



Garage & Workshop

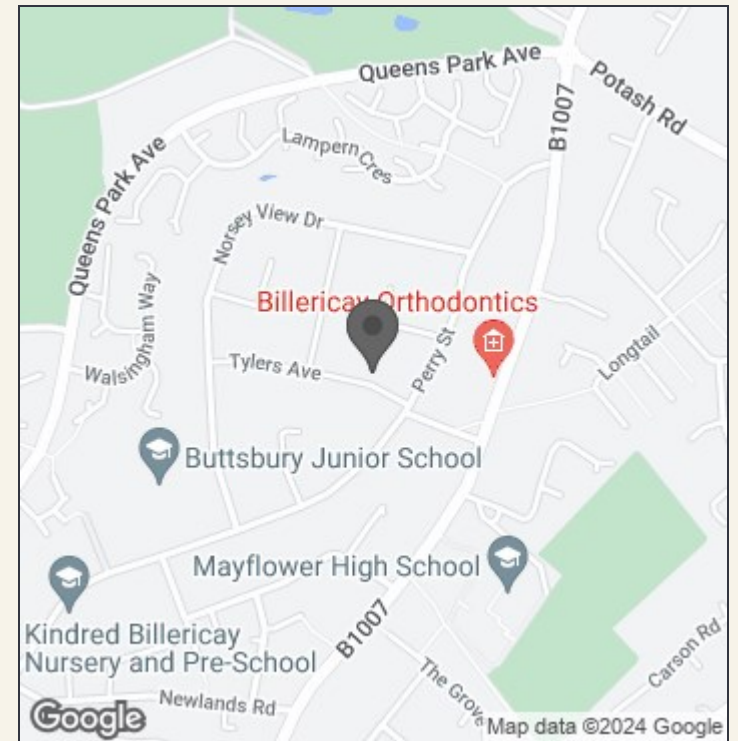
Ground Floor

First Floor



Gross Internal Floor Area : 200.16 m2 ... 2154 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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