



**Price**  
**£460,000**

**Freehold**

2x  1x  1x 

**Tyelands, Billericay,  
Essex, CM12**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- A well presented home in a sought after road
- Viewing highly recommended
- Off street parking, garage and side access
- Well maintained rear garden
- Less than 15 minutes walk to train station

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'8 x 12'5 (4.78m x 3.79m)

Kitchen/Diner: 20'0 x 9'5 (6.10m x 2.87m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'8 into alcove x 12'4 into fitted wardrobes (4.78m x 3.76m)

Bedroom 2: 9'6 x 8'2 (2.90m x 2.49m)

Bath & Shower Room

Separate Toilet

### OUTSIDE

Rear Garden

Driveway

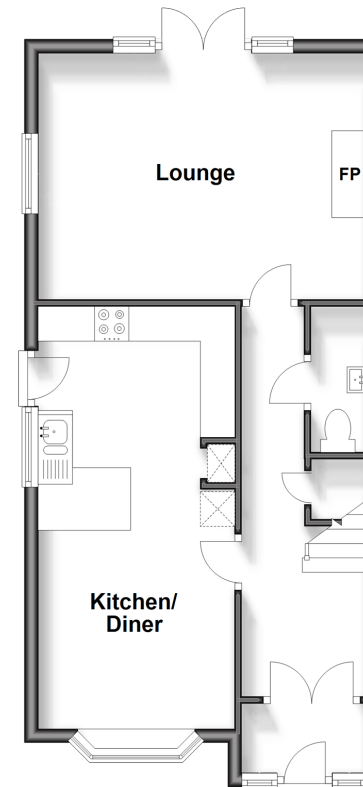
Summer House

Garage

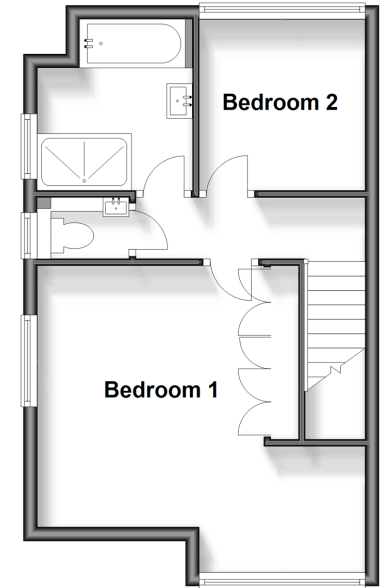
**Call Billericay - 01277 631377 ■ douglasallen.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 45.5 sq. metres (489.5 sq. feet)



**First Floor**  
Approx. 35.9 sq. metres (386.0 sq. feet)



50313190/20241022/AA/AA