



## 124 Grange Road, Billericay - CM11 2SA

£485,000 Freehold

Beautifully presented 3 bed semi-detached home with drive for parking. Open plan kitchen/diner, separate lounge, cloakroom, large bathroom. Southwest-facing garden. Close to amenities, schools, and transport links.

Council Tax band: D ~ EPC Energy Efficiency Rating: D



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01277 626181

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Entrance Hall

Downstairs Cloakroom

Lounge

13' 10" x 11' 6" (4.22m x 3.50m)

Sitting Room/Playroom

12' 5" x 10' 6" (3.79m x 3.19m)

Kitchen Diner

20' 3" x 15' 10" (6.16m x 4.83m)

Bedroom One

14' 3" x 10' 11" (4.34m x 3.32m)

Bedroom Two

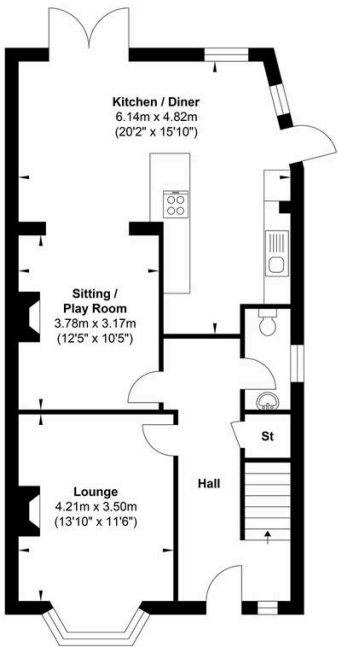
12' 11" x 9' 5" (3.93m x 2.87m)

Bedroom Three

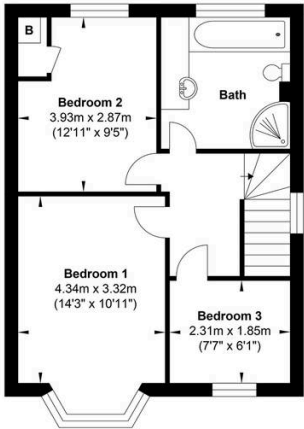
7' 7" x 6' 1" (2.31m x 1.85m)

Bathroom

8' 10" x 6' 6" (2.70m x 1.97m)



Ground Floor



First Floor

Gross Internal Floor Area : 126.84 m2 ... 1365.29 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.