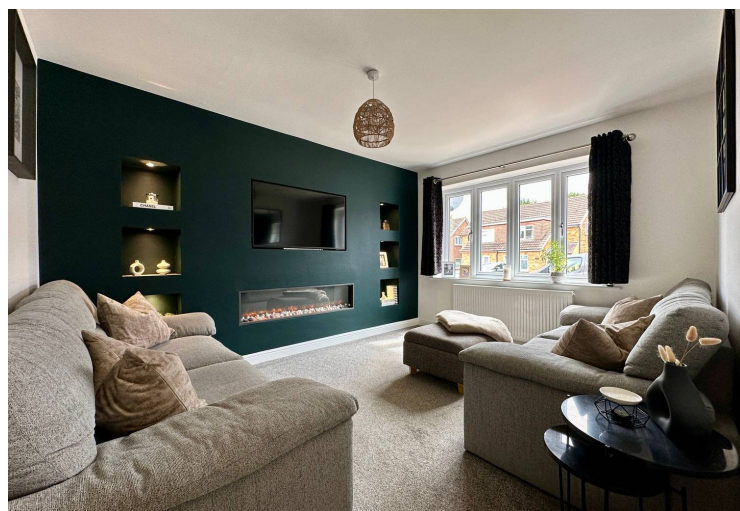




30 Trinity Road, Billericay – CM11 2RT

£490,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Hallway

Open plan kitchen/dining/living space

19' 8" x 16' 10" (6.00m x 5.13m)

Extensive open plan living of over 6m x 5m with a stylish kitchen complete with center island, finished with quartz worktops a butler style sink and integrated appliances including a double oven, electric hob, fridge/freezer, dishwasher and wine cooler. Tiled flooring leads through from the hallway with the benefit of underfloor heating throughout. The current owners utilise the storage area to the rear of the kitchen to house their washing machine, tumble dryer and a further fridge/freezer. Bi-fold doors across the rear finish this thoughtfully designed, bright and spacious room.



Lounge

12' 10" x 9' 10" (3.90m x 3.00m)

A cleverly created media wall has inbuilt shelving with subtle lighting, TV which will remain and feature display fireplace.

Bedroom

10' 11" x 10' 7" (3.33m x 3.22m)

Air conditioning unit fitted.

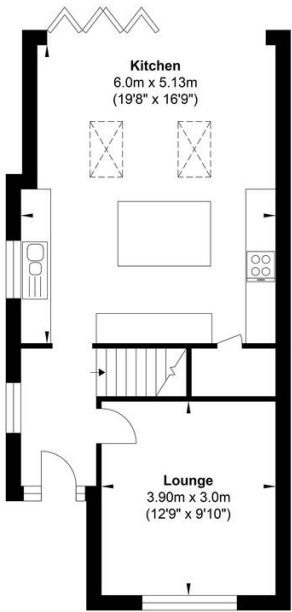
Bedroom

11' 2" x 7' 3" (3.40m x 2.20m)

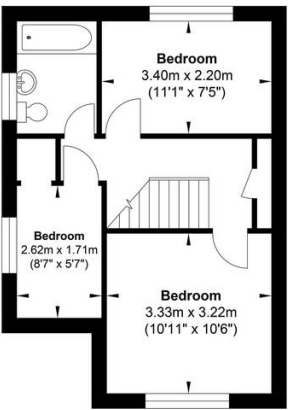
Bedroom

8' 7" x 5' 7" (2.62m x 1.71m)

With inbuilt wardrobe space measuring 2'8 x 2'6.



Ground Floor



First Floor

Gross Internal Floor Area : 86.39 m2 ... 929.89 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.