



## 39 Tylers Avenue, Billericay, CM12 0RA

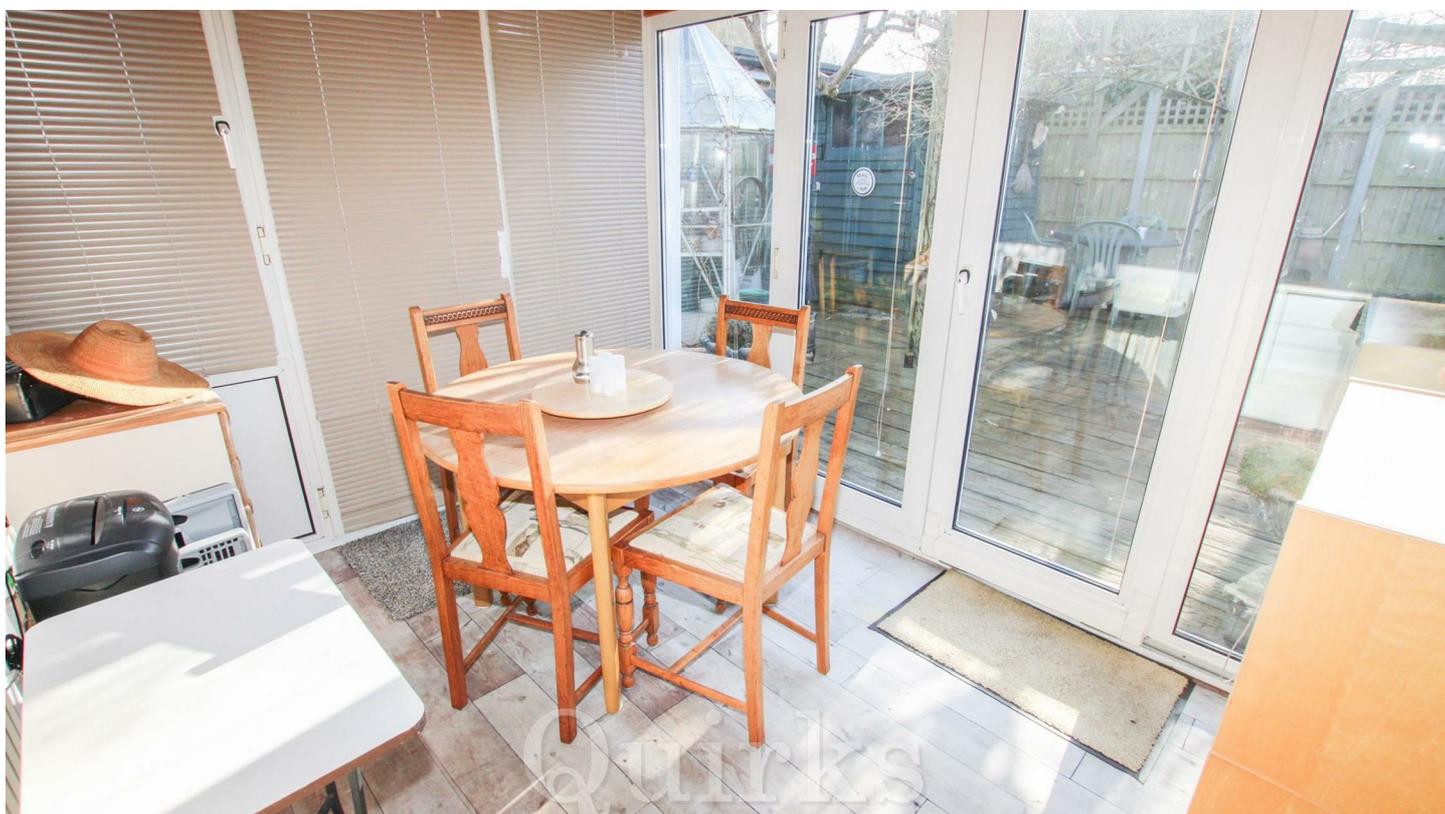
Guide Price £550,000

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- SPACIOUS LOUNGE
- WET ROOM
- NO ONWARD CHAIN
- BUTTSBURY AND MAYFLOWER CATCHMENT

Located in one of Billericay's most desirable areas and within the catchment of Buttsbury Primary School and Mayflower High School, this two-bedroom detached bungalow offers significant potential. Positioned on a wider-than-average plot, the property requires modernisation but benefits from a spacious layout and practical features. The property's central hallway provides access to a bright lounge that spans the full depth of the bungalow, featuring a bay window at the front and floor to ceiling windows looking out onto the garden, to the rear. Adjacent is a dining area with space for a six-seater table and additional garden access. The kitchen includes base and eye-level units, a double sink, and an oven with a hob, providing a good foundation for updating. The master bedroom, a well-proportioned double with built-in storage, opens directly into the conservatory, which leads to the garden. The second double bedroom, positioned at the front of the property, is equally spacious and benefits from a bay window. The wet room is fitted with an overhead shower, screen door, sink, and WC. Externally, the south-facing garden measures approximately 25ft in depth by 45ft in width, offering a decking area, patio with wooden canopy, and multiple seating options, complemented by a water feature. The property includes a carport with space for one to two vehicles, a driveway, and a workshop at the rear of the garage. This detached bungalow presents an excellent opportunity for buyers seeking to modernise a property in a prime location, combining a spacious layout with strong potential for further improvement.



Council Tax Band: D



Entrance Hall  
32'9" x 16'4" x 13'1" x 29'6" x'

Lounge  
21'6" x 10'4"

Dining Area  
10'5" x 7'6"

Kitchen  
12'4" x 7'4"

Bathroom  
10'7" x 4'9"

Bedroom One  
12'0" x 10'3"

Conservatory  
10'7" x 8'4"

Bedroom Two  
11'9" x 9'9"

Garden  
41 x 25

Approximate Measurement

Garage and Workshop

Agents Note

The Shed, Greenhouse and Small Caravan in the Garden will be remaining with the property.





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

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



Total Area: 109.1 m<sup>2</sup> ... 1174 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only to be used as such.

