



## 59 Tyelands, Billericay, CM12 9PB

### Offers In Excess Of £585,000

- DETACHED THREE BEDROOM HOUSE
- GROUND FLOOR BATHROOM
- GENEROUS CORNER PLOT
- SOUGHT AFTER LOCATION
- QUILTERS & BILLERICAY SCHOOL CATCHMENT
- TWO RECEPTION ROOMS
- EN-SUITE TO MASTER BEDROOM
- GATED DRIVEWAY & GARAGE
- EV CHARGING POINT AND SOLAR PANELS
- LANDSCAPED GARDENS

Situated on a generous corner plot in one of Billericay's most sought-after locations, this detached three bedroom family home is ideally positioned within the highly regarded Quilters Primary School and Billericay School catchments, whilst remaining within easy reach of Billericay High Street, the Mainline Railway Station and a range of local amenities. The property commences with an entrance porch and welcoming hallway with built-in understairs storage, the hallway leads through to a spacious living room with two bay windows to the front elevation. A separate dining room provides an excellent space for family meals and entertaining, whilst the fitted kitchen overlooks the rear garden and offers ample storage and worktop space. Completing the ground floor is a modern, fully tiled family bathroom, also with built-in airing cupboard. To the first floor are three well-proportioned bedrooms, with the main bedroom benefitting from an en-suite shower room. Externally, the property enjoys attractive gardens to both the front and rear. The rear garden has been thoughtfully landscaped with artificial lawn and patio areas along with raised planting area, creating an attractive and low-maintenance outdoor space ideal for relaxing and entertaining. To the rear of the property a gated entrance leads to the driveway providing secure off-street parking and also leading directly to the garage, which benefits from an EV charging point. The front garden is well maintained with established flower and shrub borders. This property also features solar panels, helping to improve energy efficiency and reduce running costs. Offering spacious accommodation, excellent school catchments and a highly convenient location, this is a fantastic opportunity to acquire a detached family home in a popular part of Billericay, with potential to extend in the future, subject to planning consent being granted.



Council Tax Band: D



Porch

Entrance Hall

Dining Room  
9'11 x 7'7

Kitchen  
10'2 x 9'11

Living Room  
18'10 x 12'11

Bathroom  
7'7 x 6'6

Bedroom One  
14'10 x 11'6

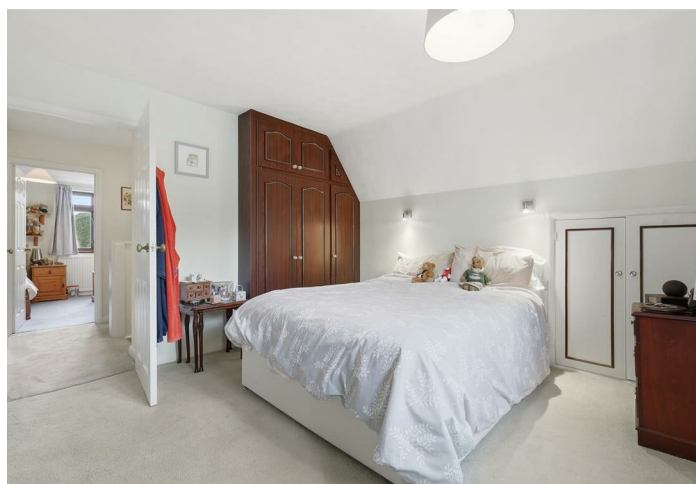
Ensuite

6'3 x 4'4

Bedroom Two  
12'8 x 8'2

Bedroom Three  
11'5 x 10

Garage  
16 x 6'9





## Viewings

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

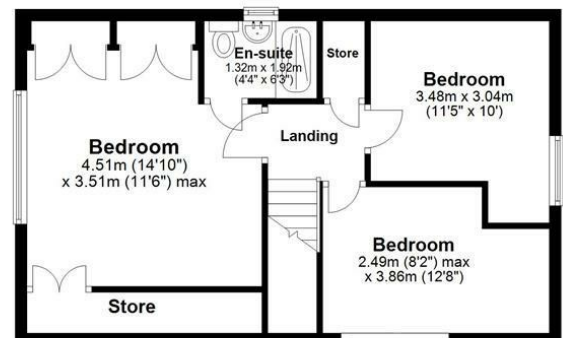
## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 79        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

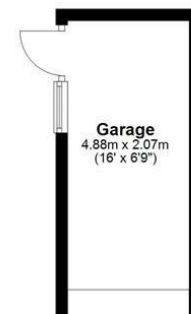
### First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



### Garage

Approx. 10.1 sq. metres (108.6 sq. feet)



### Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 112.0 sq. metres (1205.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Tylands