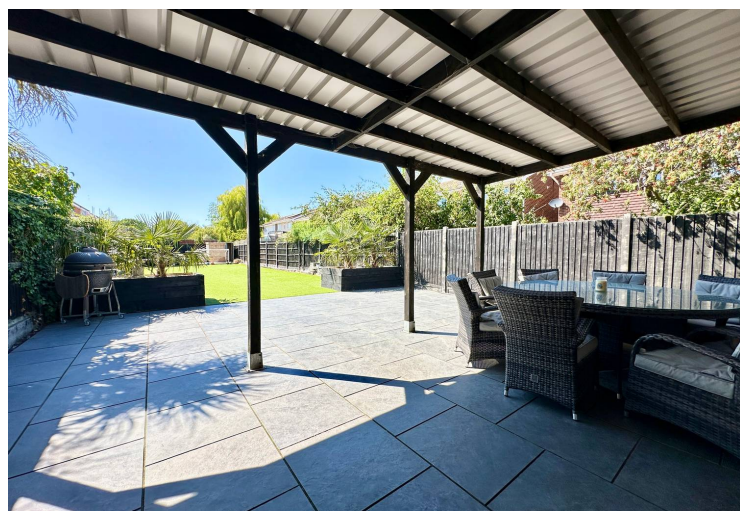




Lea Cottage Southend Road, Billericay – CM11 2PT

£600,000 Freehold

This extended three-bedroom semi-detached home is offered with **NO ONWARD CHAIN** and arranged over three floors. Features include a driveway with ample parking, a cloakroom, versatile reception room/bedroom four, and a spacious open-plan kitchen, dining and family area with breakfast bar, utility room and garden access. The first floor offers two double bedrooms and a modern family bathroom, while the principal bedroom occupies the second floor with an en-suite shower room and useful storage. The property also benefits from side access and a south-west-facing, low-maintenance rear garden. Council Tax band: D ~ EPC Energy Efficiency Rating: C



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Entrance Hall
Kitchen / Family Room
24' 11" x 6' 7" (7.59m x 2.01m)

Living Room / Playroom
14' 0" x 9' 7" (4.27m x 2.92m)

Utility / Store room
16' 0" x 2' 9" (4.88m x 0.84m)

Downstairs Cloakroom
9' 4" x 2' 9" (2.85m x 0.84m)

Landing

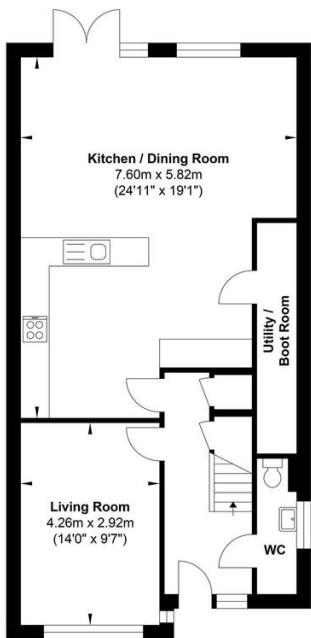
Bedroom
12' 10" x 9' 10" (3.90m x 3.00m)

Bedroom
11' 10" x 9' 9" (3.60m x 2.96m)

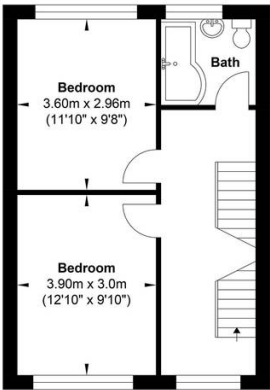
Bathroom
5' 11" x 6' 6" (1.80m x 1.97m)

Primary Bedroom Suite (Second Floor)
20' 0" x 9' 0" (6.09m x 2.75m)

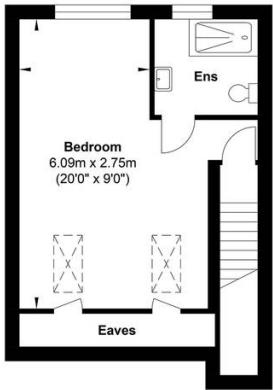
En-Suite (Second Floor)
6' 7" x 6' 5" (2.00m x 1.96m)



Ground Floor



First Floor



Second Floor

Gross Internal Floor Area : 125.6 m2 ... 1351.9 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.