

ASHTON WHITE
Leading the way home

32 Tye Common Road, Billericay CM12 9ND

£775,000

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SALE AGREED BY ASHTON WHITEA most attractive and nicely appointed four bedroom detached family home pleasantly nestled within a small mews of just three other properties constructed by Messer's Laing Homes in 1999.

The property, rarely available in this location, is conveniently situated within walking distance of all local amenities, Quilters School, Billericay High Street and the mainline station being just over one mile.

Set within a beautiful, south facing corner plot, the well presented accommodation comprises an impressive reception hallway enhanced by herringbone patterned Amtico flooring continuing into the ground floor cloakroom, and formal dining room to the front of the house. A comfortable sitting room, with feature fireplace overlooks the secluded rear garden with French doors opening to a wide paved patio terrace. The adjoining kitchen/breakfast room is well fitted along three walls and incorporates a number of fitted appliances with space also for an American style fridge freezer.

To the first floor, the landing serves four good size bedrooms including a magnificent master with 11'9 vaulted ceiling and an en-suite shower-room. The main family bathroom has been refitted with bespoke grey tiling and quality white suite.

Externally, the house is nicely set within the mews and features a wide block paviour driveway affording parking for two cars in addition to the integral garage (17'6 x 8'5) with internal courtesy door to the property and one to the courtyard style side garden which extends up to 14 feet in width along the west boundary with scope for potential future extension (STPP) of the property if required. The beautifully maintained rear garden measures 42' deep x 50' wide with well tended lawn bordered on all sides by tall, mature evergreen hedgerows and complimented by a lovely selection of established flowering shrubs.

























ENTRANCE HALL
14'3 x 7'2 (4.34m x 2.18m)

GROUND FLOOR CLOAKROOM

LIVING ROOM
15'7 x 12'5 (4.75m x 3.78m)

DINING ROOM
11'10 into bay x 11'5 (3.61m into bay x 3.48m)

KITCHEN/BREAKFST ROOM
15'0 x 9'10 (4.57m x 3.00m)

MASTER BEDROOM
13'4 x 12'9 (4.06m x 3.89m)

EN-SUITE SHOWER
6'9 x 6'0 (2.06m x 1.83m)

BEDROOM TWO
10'3 x 10'0 (3.12m x 3.05m)

BEDROOM THREE
13'7 x 8'5 (4.14m x 2.57m)

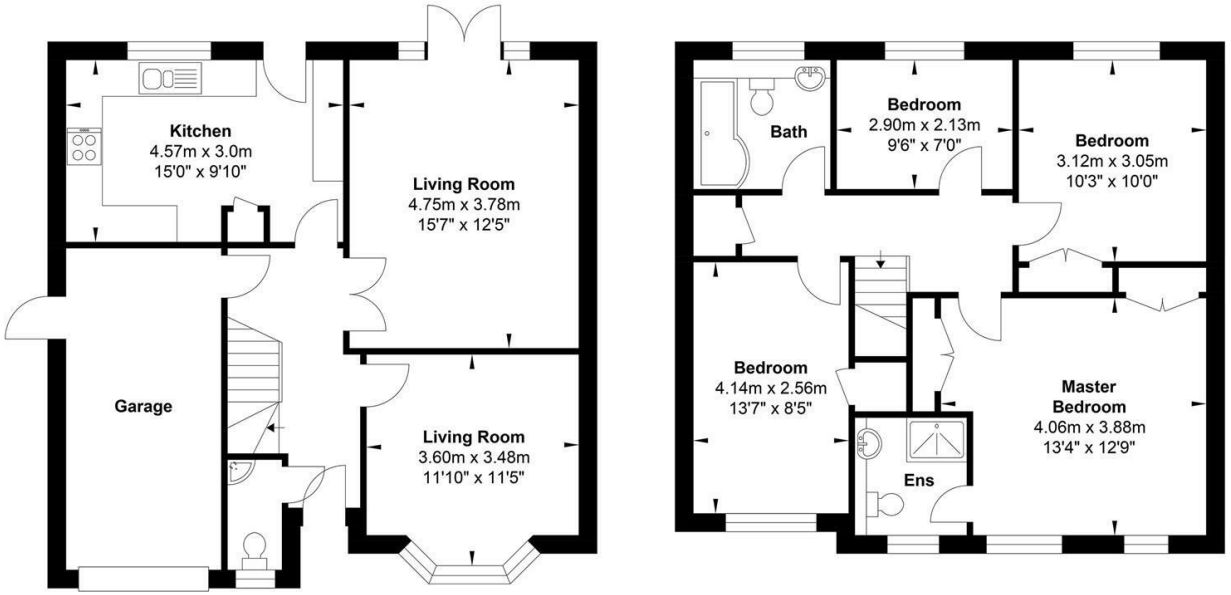
BEDROOM FOUR
9'6 x 7'0 (2.90m x 2.13m)

FAMILY BATHROOM
7'5 x 7'0 (2.26m x 2.13m)

INTEGRAL GARAGE
17'6 x 8'5 (5.33m x 2.57m)

REAR GARDEN
42' x 50'0 (12.80m x 15.24m)

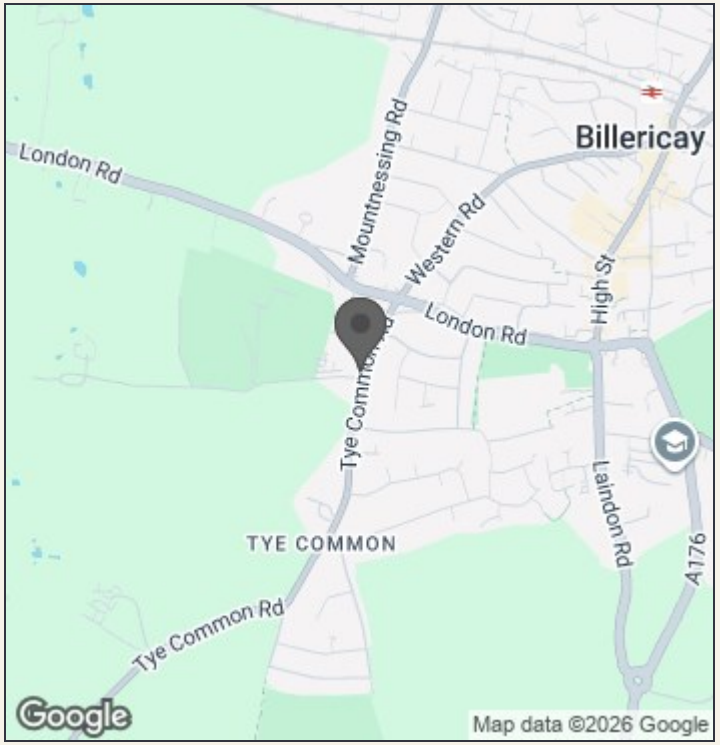
32 Tye Common Road

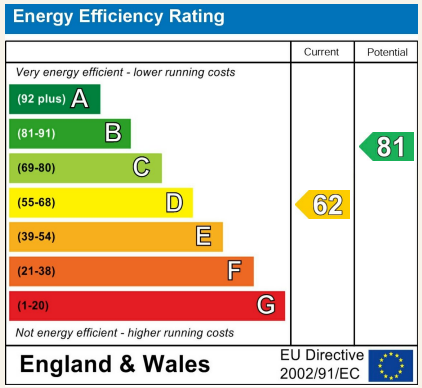


Ground Floor **First Floor**

Gross Internal Floor Area : 133.57 m2 ... 1438 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.





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