

75 Tyelands, Billericay CM12 9PB

Guide Price £700,000 - £750,000

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SOLD BY ASHTON WHITE A beautifully presented and EXTENDED FOUR BEDROOM detached chalet style house, located in a quiet cul-de-sac in the popular Quilters area of Billericay. This impressive property offers flexible living accommodation, with three of the bedrooms located on the first floor, and the fourth bedroom on the ground floor, which could be used as a large home office if required.

You enter the home into a wide hallway with stairs leading up to the first floor. To the front is the dual-aspect lounge with a feature fireplace and 2 bay windows. The comprehensively fitted kitchen comes with a range of integrated appliances, and stylish quartz worktops. The kitchen opens into the bright dining room with French doors onto the garden patio and a lantern roof light. The inner hall with a built-in storage cupboard gives access to the ground floor shower room and opposite is the ground floor bedroom/home office which includes a range of fitted storage cupboards.

Up on the first floor is the landing area with a large built-in airing cupboard. The main bedroom has dual-aspect windows and a large walk-in wardrobe (possibility to convert into an en-suite if required). There are two further bedrooms to the front and a luxury fitted family bath/shower room, featuring twin wash basins and tiled walls.

To the front is a paved driveway offering ample off road parking with a side gate leading to the landscaped rear garden. The garden commences with a deep paved patio area, retained by raised flower and shrub beds leading to the lawn and timber garden shed. Billericay High Street is within 0.7 miles and the train station 1.2 miles.

























WIDE ENTRANCE HALL

LOUNGE WITH FEATURE FIREPLACE
19 x 12'7 max (5.79m x 3.84m max)

FITTED KITCHEN WITH INTEGRATED APPLIANCES
17'9 x 10'6 max (5.41m x 3.20m max)

DINING ROOM WITH LANTERN ROOF LIGHT
12 x 11'4 (3.66m x 3.45m)

BEDROOM FOUR/OFFICE
15'8 x 10 (4.78m x 3.05m)

GROUND FLOOR SHOWER ROOM
8'6 x 6 (2.59m x 1.83m)

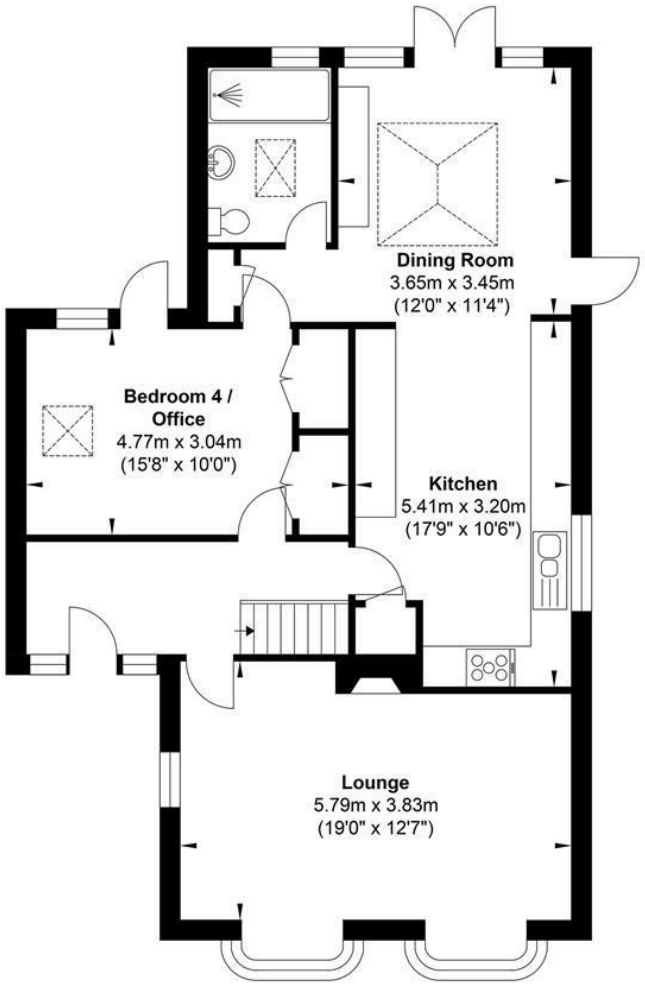
FIRST FLOOR LANDING WITH AIRING CUPBOARD

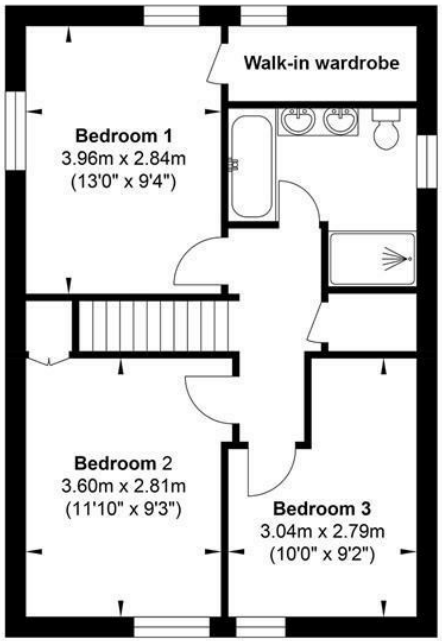
BEDROOM ONE WITH LARGE WALK-IN WARDROBE
13 x 9'4 (3.96m x 2.84m)

BEDROOM TWO WITH BUILT-IN WARDROBE
11'10 x 9'3 (3.61m x 2.82m)

BEDROOM THREE
10 max x 9'2 max (3.05m max x 2.79m max)

FAMILY BATH/SHOWER ROOM
9'2 x 8'8 max (2.79m x 2.64m max)

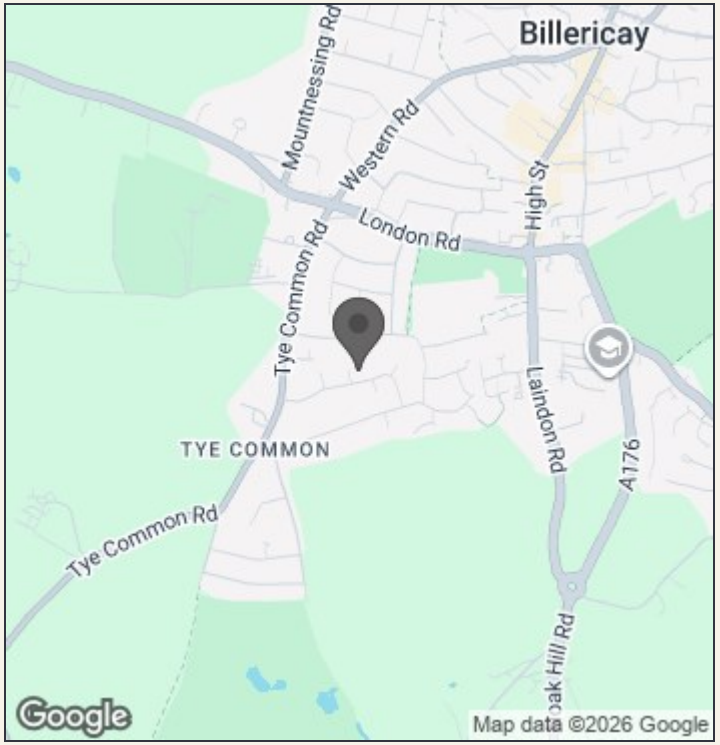


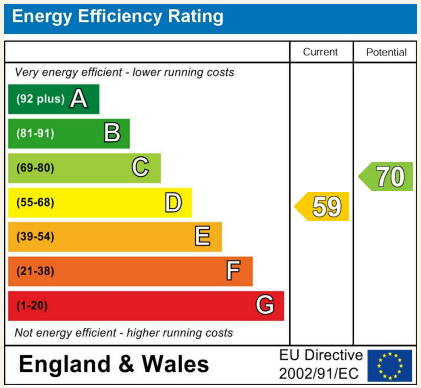


Ground Floor **First Floor**

Gross Internal Floor Area : 134.85 m2 ... 1451.51 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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