



# Tye Common Road , Billericay, CM12 9NR Asking Price £650,000

Cowling & Payne are delighted to market this 3 bedroom semi-detached house situated in a desirable area in Billericay. Presented in good condition, offering practical family accommodation and access to local amenities.

The ground floor includes a reception room with a fireplace and a kitchen/diner with access to the garden. A separate utility room leads off from the kitchen, providing additional storage and appliance space, and there is also a ground floor WC.

The first floor offers two double bedrooms, a well-proportioned third bedroom, and a generously sized four-piece bathroom.

Outside, the rear garden features a decked seating area with a pizza oven, steps leading up to the lawn and a pathway to an outbuilding with power, suitable for a variety of uses such as storage or home office.

The property is situated in a popular part of Billericay, approximately a 10-minute walk from the town's vibrant high street, which offers a range of shops, cafés, restaurants and everyday services. Quilters Infant and Junior Schools are nearby, making this location convenient for families with school-age children.

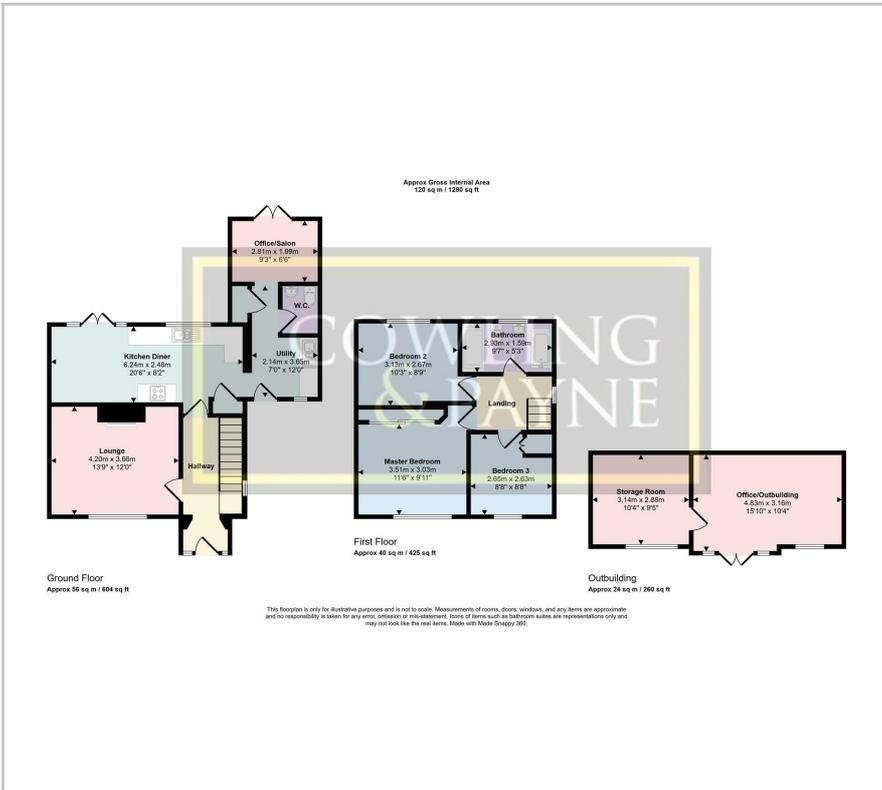
- Popular Billericay residential location
- Walking distance to vibrant High Street
- Easy access to Billericay station
- Kitchen/diner
- Separate utility room and ground floor WC
- Three bedrooms
- Four-piece family bathroom suite
- Landscaped garden with decked seating area & pizza oven
- Outbuilding with power for home office
- Council Tax Band - D - Basildon

### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



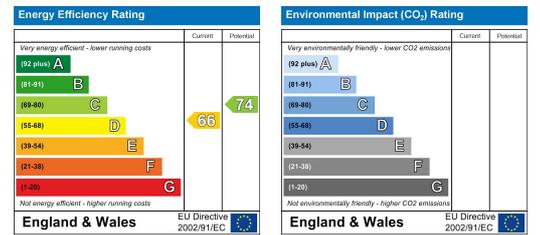
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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