

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Tye Common Road, Billericay  
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.

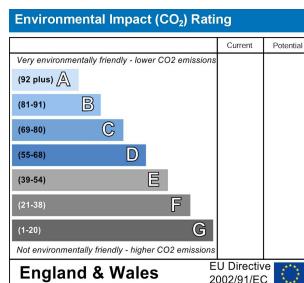
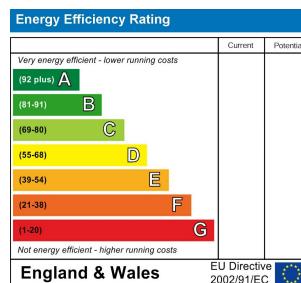
The ground floor includes a reception room with a fireplace and a kitchen/diner with access to the garden. A separate utility room leads off from the kitchen, providing additional storage and appliance space, and there is also a ground floor WC.

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.

Billericay railway station is around a 20-minute walk away, providing services to London Liverpool Street, with typical journey times of around 30–35 minutes, as well as connections towards Southend. Local bus routes also operate in the area, linking surrounding neighbourhoods and nearby towns. Parks and green spaces around Billericay, including Lake Meadows, are within easy reach for leisure and outdoor activities.



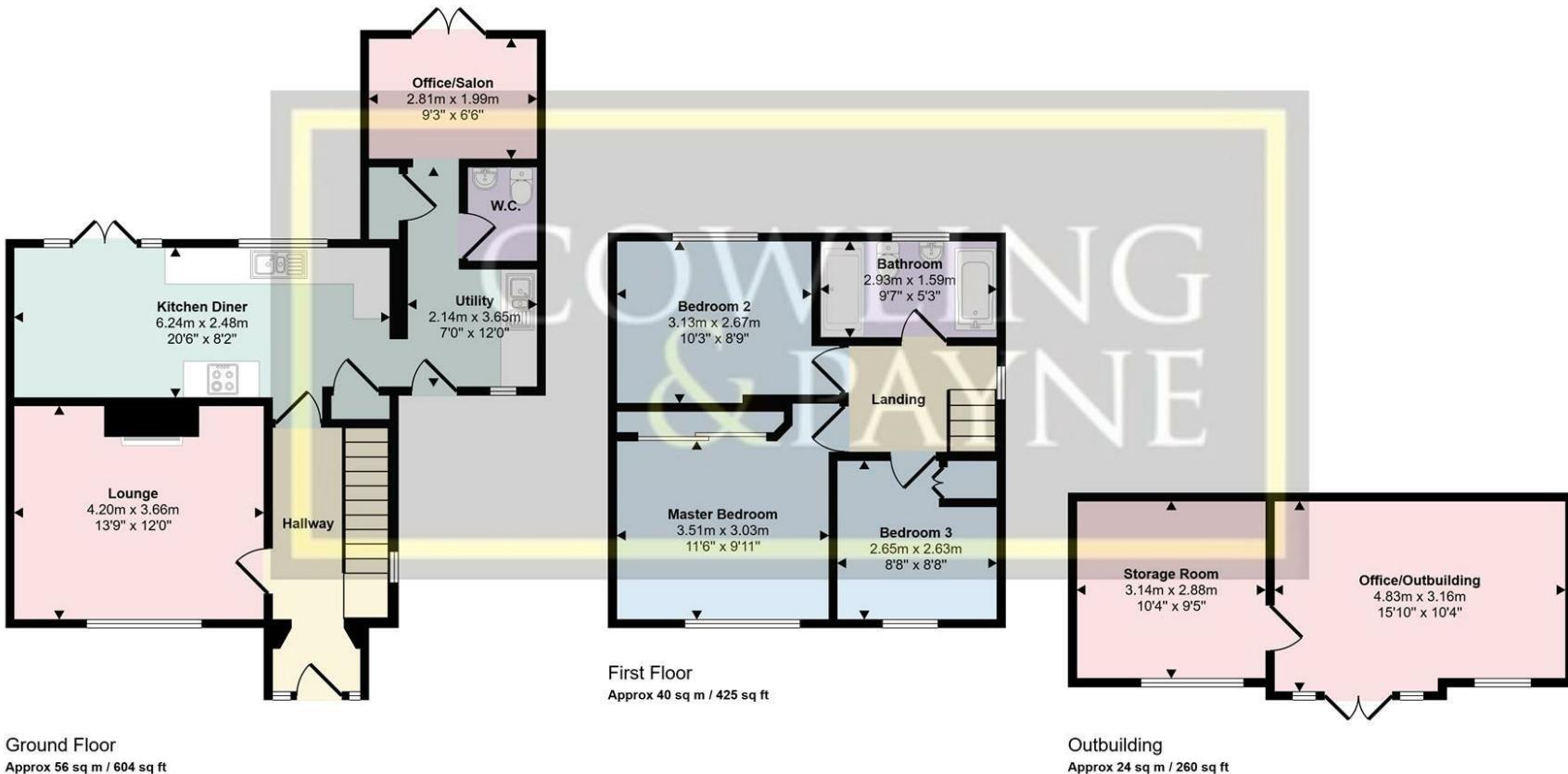
- HALLWAY
- LOUNGE
- KITCHEN/DINER
- UTILITY ROOM
- WC
- OFFICE/SALON
- WC
- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- GARDEN
- OUTBUILDING

#### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

#### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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