



Tye Common Road | Billericay | Guide Price £1,000,000



Tye Common Road

Billericay | Essex | CM12 9ND

Guide Price £1,000,000 - £1,050,000. Nestled within the highly sought-after catchment areas of Quilters and Billericay Schools, this impressive four-bedroom detached house offers a superb blend of spacious living, contemporary design, and traditional charm, all just a short stroll from Billericay Railway Station and the bustling High Street. Step inside to be greeted by a superb reception hallway that sets the tone for this elegant home. Ideal for modern living, there's a dedicated study perfect for those who need to work from home in a peaceful, comfortable environment. The property also features an outbuilding with enormous potential to convert into a home office, offering flexibility to suit your lifestyle and work requirements. The heart of the home is the stunning contemporary fitted kitchen, complete with a stylish central island that beautifully balances functionality and sociability – perfect for showcasing your cooking skills while guests enjoy a glass of wine. Adjacent to the kitchen is a utility room and a convenient ground floor W/C, adding practical touches that support day-to-day living. For relaxing and entertaining, the fantastic size sitting room boasts a charming open fireplace, creating a warm and inviting atmosphere. The amazing kitchen-family room flows effortlessly, with doors opening to the garden, offering an ideal space for family meals and gatherings. Additionally, there's a playroom or TV room featuring a distinctive box bay window – an ideal retreat for children or casual relaxation. The accommodation upstairs is equally impressive, with four large double bedrooms providing ample space for family and guests. The principal bedroom includes a dressing room and en-suite bathroom, offering a private sanctuary at the end of the day. One further bedroom benefit from en-suite shower room, and an extensive family bathroom serves the remainder of the home, ensuring convenience and comfort for all household members. While the home is beautifully presented, a few finishing touches and the final landscaping remain to be completed. Reflecting this, the guide price offers an exceptional opportunity for a buyer to put their own stamp on the property. The current owner, an experienced builder, is available to collaborate with the purchaser to complete these works to their exact specifications and personal taste (subject to additional costs). Outside, the large driveway and double garage to the side offer plentiful parking and storage options. The garden provides a perfect backdrop for outdoor entertaining or peaceful relaxation, waiting for those final landscaping ideas to bring it to life. In summary, this four-bedroom detached house is a rare find combining spacious, versatile accommodation with excellent location benefits. Whether you're looking for a family home with outstanding schooling catchments or a property with the potential to tailor key areas to your exact requirements, this home presents a fantastic opportunity. Don't miss out on making this exceptional property your new family haven in Billericay.



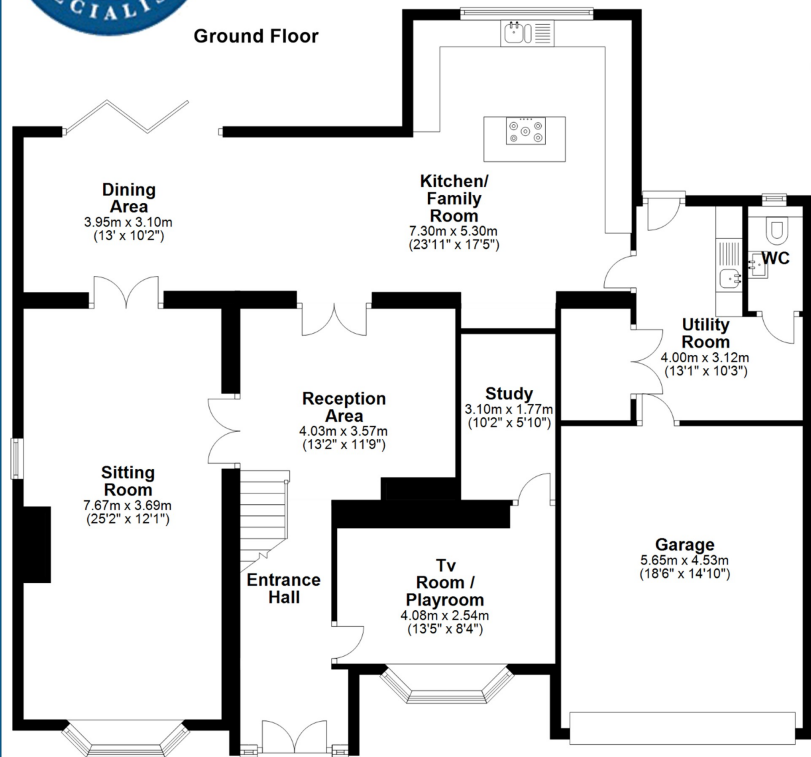


- Price Range £1,000,000 - £1,050,000
- Four Bedroom Detached Family Home
- Within a short walk of Billericay Station and High Street
- Quilters And Billericay Schools Catchment Areas
- Superb Reception Hallway
- Fantastic Size Sitting Room With Open Fireplace
- Contemporary Fitted Kitchen with a stylish central island – perfect for showcasing your cooking skills while guests enjoy a glass of wine
- Amazing Kitchen Family room With Doors To The Garden
- Playroom / Tv Room With Feature Box Bay Window
- Four Large Double Bedrooms
- Two En-Suite Shower Rooms And A Large Family Bathroom
- Utility Room & Ground Floor W/C
- Study For Those That Need To Work From Home
- Outbuilding With Potential To Convert Into A Home Office
- Large Driveway With Double Garage To The Side





Ground Floor



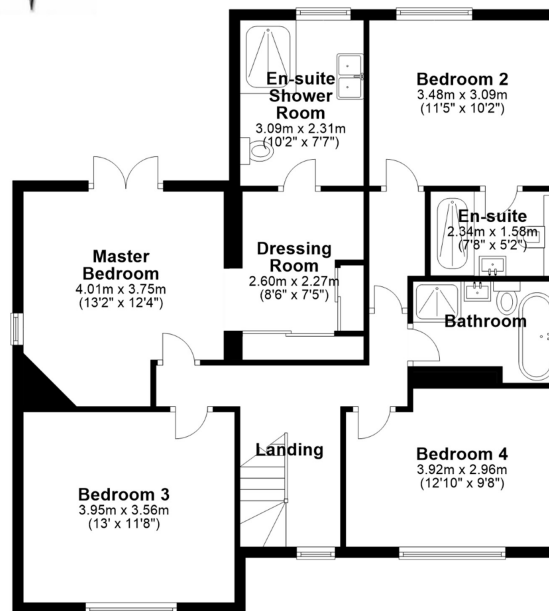
**APPROX INTERNAL FLOOR AREA
251 SQ M 2705 SQ FT**

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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