

# ParaBar Estates



## Noak Hill Road, Billericay

Asking Price £625,000

- COMPLETE CHAIN
- DECEPTIVELY SPACIOUS
- LARGE MASTER BEDROOM WITH WALK IN WARDROBE
- SOUTH WEST FACING GARDEN
- IMMACULATE CONDITION
- LARGE KITCHEN FAMILY ROOM
- GARDEN ROOM / OFFICE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- JACUZZI

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

info@parabar.co.uk  
www.parabar.co.uk



# Noak Hill Road, Billericay

\* GUIDE PRICE £625,000 - £650,000 \* IMMACULATE CONDITION \* DECEPTIVELY SPACIOUS \* FOUR DOUBLE BEDROOMS \* LARGE KITCHEN FAMILY ROOM \* TWO BATHROOMS \* LOUNGE WITH BI FOLDS OVERLOOKING GARDEN \* MASTER BEDROOM WITH WALK IN WARDROBE \* GROUND FLOOR CLOAK ROOM \* GARDEN ROOM / OFFICE \* JACUZZI \* SOUTH WEST FACING GARDEN \* This immaculate, deceptively spacious family home has been lovingly maintained by the current owners & boasts the perfect garden for entertaining / enjoying summer. Council tax band E.



Council Tax Band: E



**ENTRANCE**

rear: decked area with Jacuzzi, mood lighting and seating areas , garden room/ office

**BEDROOM / FRONT LEFT RECEPTION**

12'4" x 13'11"

**BEDROOM / FRONT RIGHT RECEPTION**

11'9" x 9'11"

**SHOWER ROOM**

12'1" x 4'7"

**CLOAKROOM / WC**

6'5" x 4'1"

**BEDROOM FOUR**

9'10" x 8'0"

**KITCHEN FAMILY AREA**

28'0" x 12'6" ( I - shape )

L - shaped kitchen family area kitchen area 5.62 X 3.55

**LOUNGE**

15'7" x 14'11"

**FIRST FLOOR****MASTER BEDROOM**

21'2" x 14'0"

access to dressing room & ensuite

**DRESSING ROOM**

5'10" x 6'2"

**ENSUITE**

7'5" x 5'6"

**EXTERIOR**

front : driveway for multiple vehicles



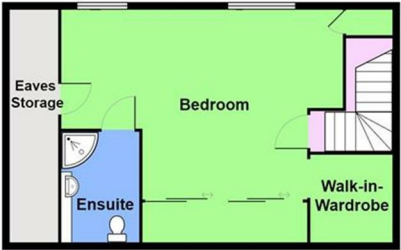


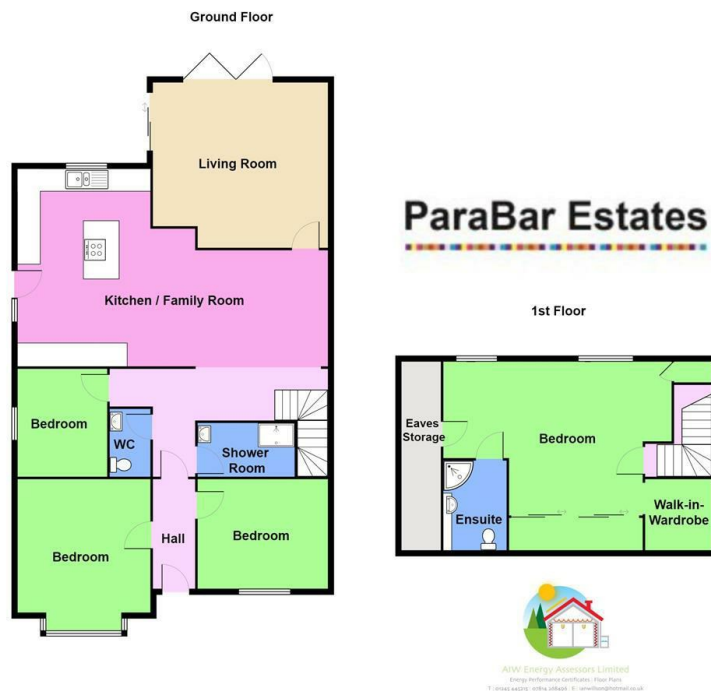




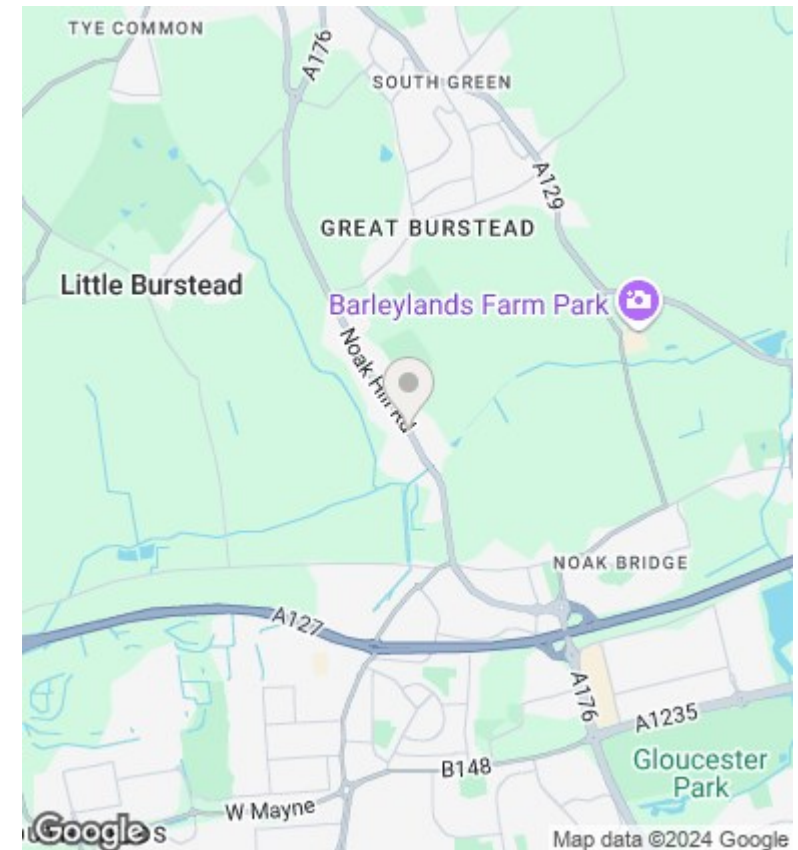
**ParaBar Estates**

1st Floor





Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and so only be used as such.



## Directions

## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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