



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

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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**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" (L - 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

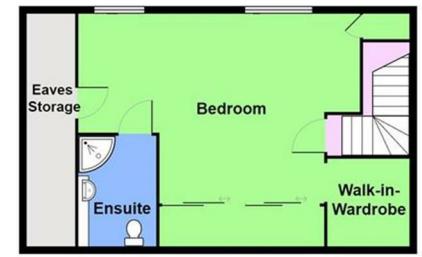
rear: decked area with Jacuzzi, mood lighting and seating areas , garden room/ office





ParaBar Estates

1st Floor





ParaBar Estates



AIW Energy Assessors Limited
Energy Performance Certificates - Floor Plans
T: 01628 442110 | M: 07787 442110 | E: www.aiwthermal.co.uk

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 mis-statement.
This plan is for illustrative purposes and so only be used as such.



Map data ©2024 Google

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) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/10/EC		

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