

ParaBar Estates



Connaught Way, Billericay,

Offers Over £485,000

- IMMACULATE CONDITION
- THREE RECEPTIONS
- NEW DOORS
- SEMI DETACHED
- RECENTLY REDECORATED
- GARAGE
- THREE BEDROOMS
- NEW BATHROOM 2022
- SECLUDED GARDEN

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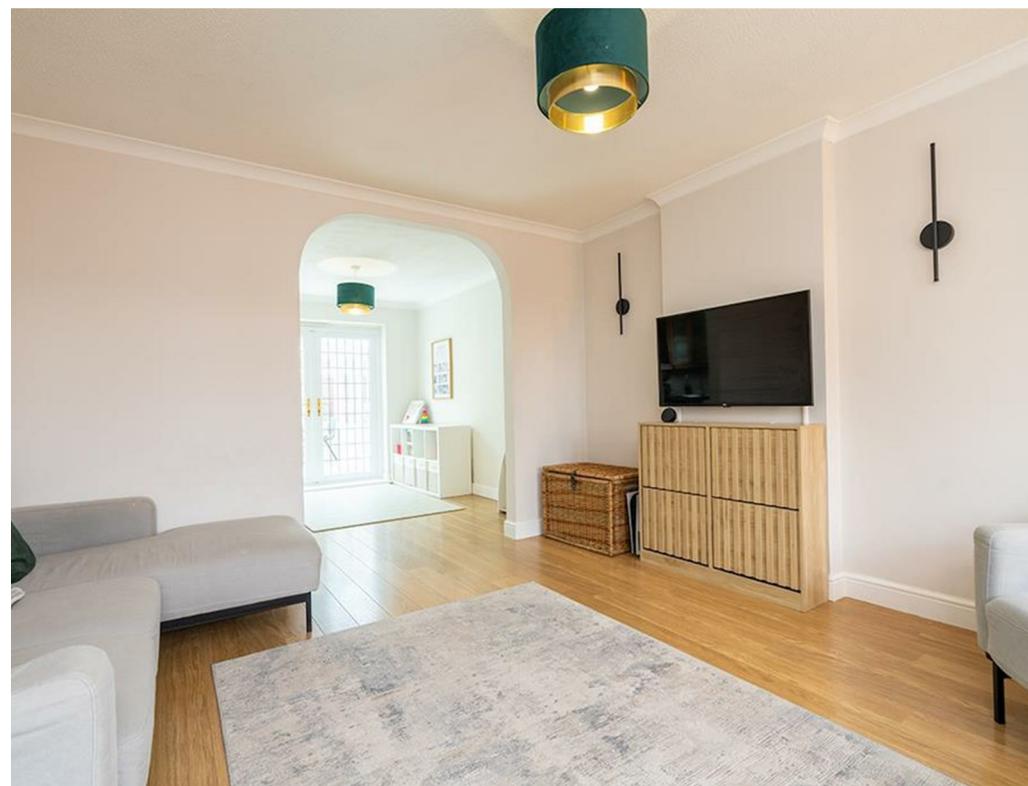


Connaught Way, Billericay CM12 0UN

* IMMACULATE CONDITION * SEMI DETACHED * THREE BEDROOMS * THREE RECEPTIONS * RECENTLY REDECORATED * NEW BATHROOM 2022 * NEW DOORS * GARAGE * SECLUDED GARDEN * 1 MILE TO BILLERICAY STATION * This Well presented family home has been lovingly maintained by current owners to include: new front and internal doors, recent redecoration, new flooring in conservatory & newly refitted bathroom 2022. The house is situated in a quiet cul de sac with a private secluded rear garden, is only 1 mile to Billericay station & 0.7 to Lake Meadows. Council tax band D.



Council Tax Band: D



ENTRANCE HALL

LOUNGE

13'10" x 12'6"

DINING ROOM

10'11" x 8'0"

KITCHEN

10'10" x 7'7"

CONSERVATORY

14'4" x 12'3"

FIRST FLOOR

MASTER BEDROOM

13'6" x 8'8"

Bespoke built in wardrobes

BEDROOM TWO

9'5" x 9'1"

Built in cupboard

BEDROOM THREE

6'11" x 6'11"

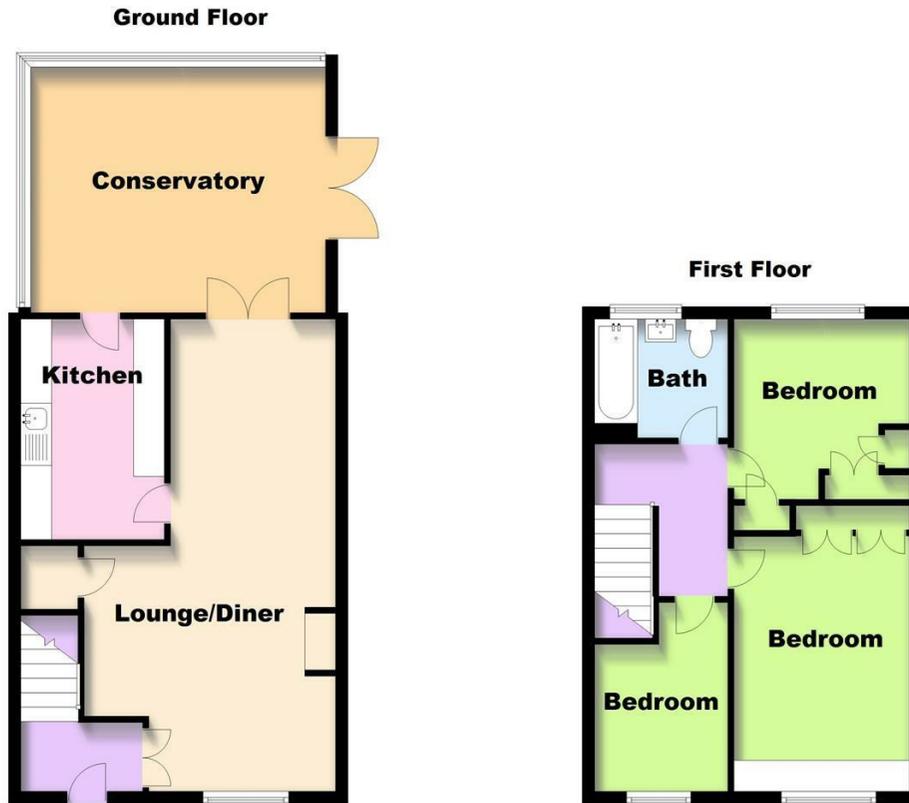
EXTERIOR

Front: Drive way in front of garage, garage

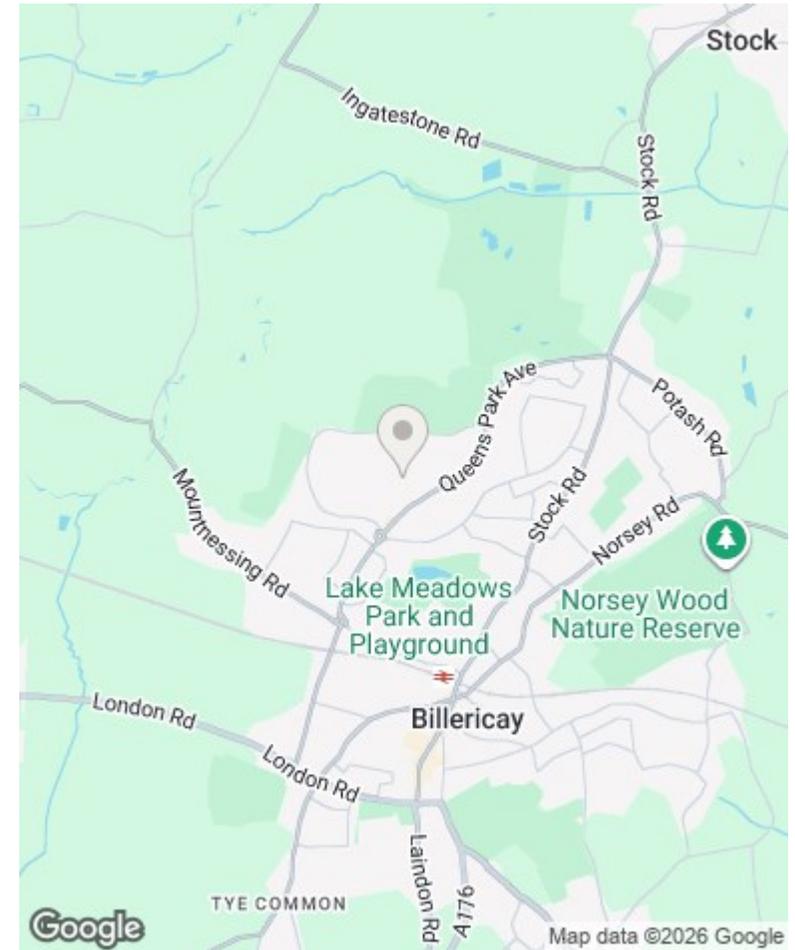
Rear: Patio area, remainder mainly laid to lawn, sheds.

GARAGE

Semi detached garage, parking in front



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 89 |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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