

ParaBar Estates



Birds Close, Billericay

£525,000

- CHAIN FREE
- SPACIOUS KITCHEN BREAKFAST ROOM
- GARAGE & STORE ROOM WITH POTENTIAL TO CONVERT
- FOUR BEDROOMS
- NEWLY FITTED ENSUITE
- UNOVERLOOKED SOUTH FACING GARDEN
- TWO RECEPTIONS
- MODERN FAMILY BATHROOM
- PARKING FOR MULTIPLE VEHICLES

106 High Street, Billericay, Essex, CM12 9BY
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www.parabar.co.uk

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* CHAIN FREE * FOUR BEDROOMS * TWO RECEPTIONS * SPACIOUS KITCHEN BREAKFAST ROOM * NEWLY FITTED ENSUITE * MODERN FAMILY BATHROOM * GARAGE & STORE ROOM WITH POTENTIAL TO CONVERT STPP * UNOVERLOOKED SOUTH FACING GARDEN * PARKING FOR MULTIPLE VEHICLES *



Council Tax Band: D



DESCRIPTION

* CHAIN FREE * FOUR BEDROOMS * TWO RECEPTIONS * SPACIOUS KITCHEN BREAKFAST ROOM * NEWLY FITTED ENSUITE * MODERN FAMILY BATHROOM * GARAGE & STORE ROOM WITH POTENTIAL TO CONVERT STPP * UNOVERLOOKED SOUTH FACING GARDEN * PARKING FOR MULTIPLE VEHICLES * This spacious, extended family home is located in a quiet cul - de - sac only a short walk to the village centre. The current owners have re-carpeted & decorated throughout & fitted a brand new en-suite. The property has an integral garage with storeroom/ recess that could easily convert to extra reception/ office / bedroom & boasts an un-overlooked South facing rear garden. Council tax band D

PORCH

LOUNGE

17'0" x 12'8"

DINING ROOM

11'0" x 9'6"

KITCHEN/BREAKFAST ROOM

15'0" x 10'9"

Access to garage

GARAGE

13'4" x 7'2"

Access from kitchen, separate recess / store area, potential to convert STPP/BR

FIRST FLOOR

BEDROOM

19'4" x 7'0"

ENSUITE SHOWER ROOM

BEDROOM

13'2" x 10'3"

Bespoke built in wardrobes and storage to one wall

BEDROOM

11'4" x 9'3"

BEDROOM

9'8" x 6'4"

BATHROOM

Modern family bathroom with jacuzzi bath and blue tooth mirror, low level wc & heated towel rail

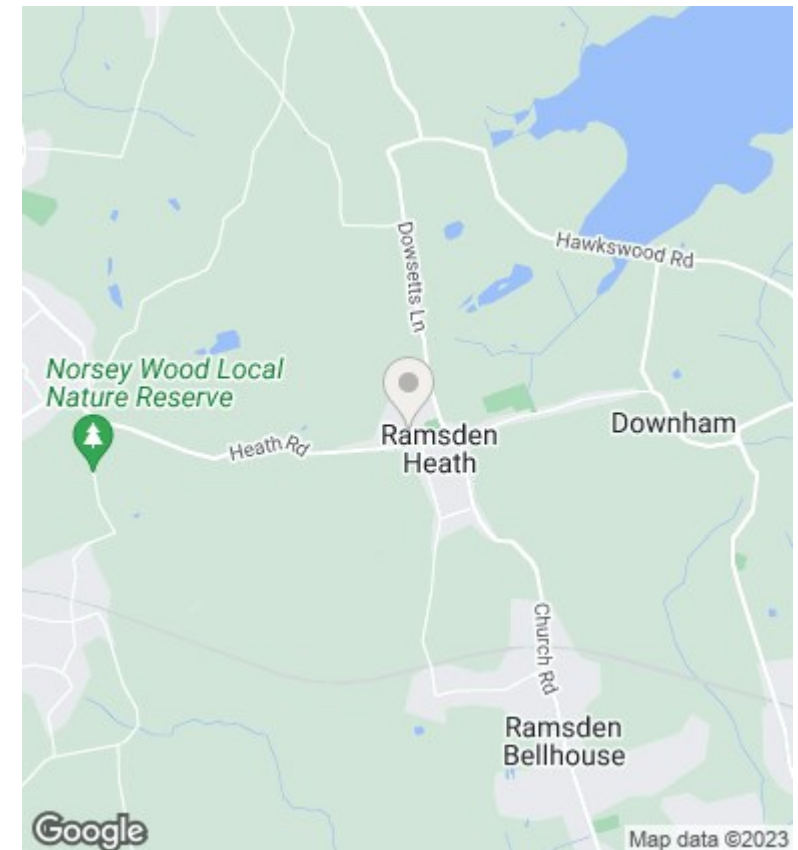
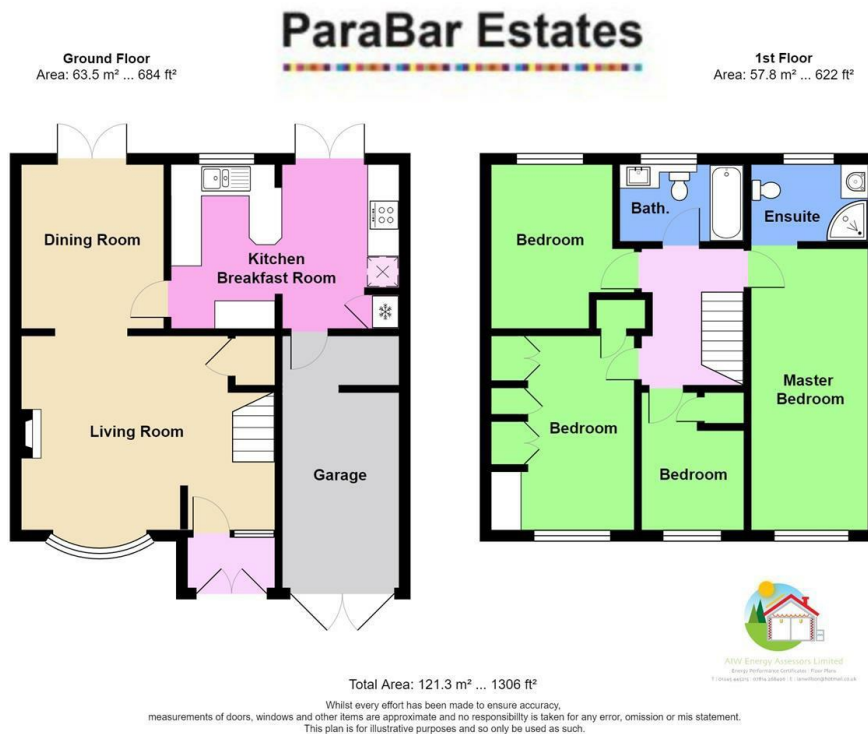
EXTERIOR

Front : Driveway for multiple vehicles

Rear: Patio, remainder laid to lawn







Directions

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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		85
(81-91) B		
(69-80) C		60
(55-68) D		
(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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