



## Whinhams Way,, Billericay

Asking Price £650,000

• IMMACULATE CONDITION

• MASTERBEDROOM WITH VAULTED CEILING & WALK IN WARDROBE

• UTILITY

• 0.6 MILE TO STATION

• EXTENDED & REFURBISHED TO HIGHEST LEVEL

• ENSUITE TO MASTER

• GROUND FLOOR CLOAKROOM

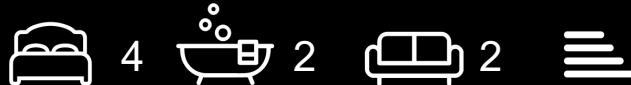
• FOUR BEDROOMS

• STUDY/ PLAYROOM

• SECLUDED SOUTH FACING GARDEN

# Whinhams Way,, Billericay

\* IMMACULATE CONDITION \* EXTENDED & REFURBISHED TO THE HIGHEST LEVEL \* FOUR BEDROOMS \* MASTER BEDROOM WITH VAULTED CEILING & WALK IN WARDROBE \* ENSUITE TO MASTER \* STUDY/ PLAYROOM \* UTILITY \* GROUND FLOOR CLOAKROOM \* SECLUDED SOUTH FACING GARDEN \* 0.6 MILE TO BILLERICAY STATION. This stunning family home has been extended & lovingly remodeled by the current owners within the last 3-4 years. Internally offering the perfect blend of contemporary open plan style & family functionality. Boasting an impressive master bedroom with vaulted ceiling, walk in wardrobe plus ensuite & three further good size bedrooms. The ground floor flows with a light airy L - shape lounge into kitchen family area overlooking the garden, with stylish refitted kitchen leading to separate utility room & cloakroom. This is a truly impressive home.  
Council tax band D .



Council Tax Band: D



**ENTRANCE HALL****STUDY / PLAYROOM**

11'4" x 8'11"

Cupboard with boiler.

**OPENPLAN LOUNGE INTO KITCHEN****LOUNGE AREA**

25'5" (to back wall) x 12'4"

Understairs storage cupboard

**KITCHEN FAMILY AREA**

23'11" x 11'11"

access to utility room

**UTILITY ROOM**

8'7" x 4'8"

**CLOAKROOM**

5'3" x 2'9"

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

16'6" x 10'7"

Walk in wardrobe & ensuite

**ENSUITE**

6'6" x 5'3"

**WALK IN WARDROBE**

6'7" x 5'3"

**BEDROOM TWO**

12'0" x 9'9"

Bespoke built wardrobe

**BEDROOM THREE**

13'1" x 8'1"

**BEDROOM FOUR**

10'2" x 7'2"

**BATHROOM**

6'6" x 5'5"

**EXTERIOR**

Front: driveway, side access

Rear: patio area, astro turf lawn





Ground Floor  
Area: 59.6 m<sup>2</sup> ... 641 ft<sup>2</sup>

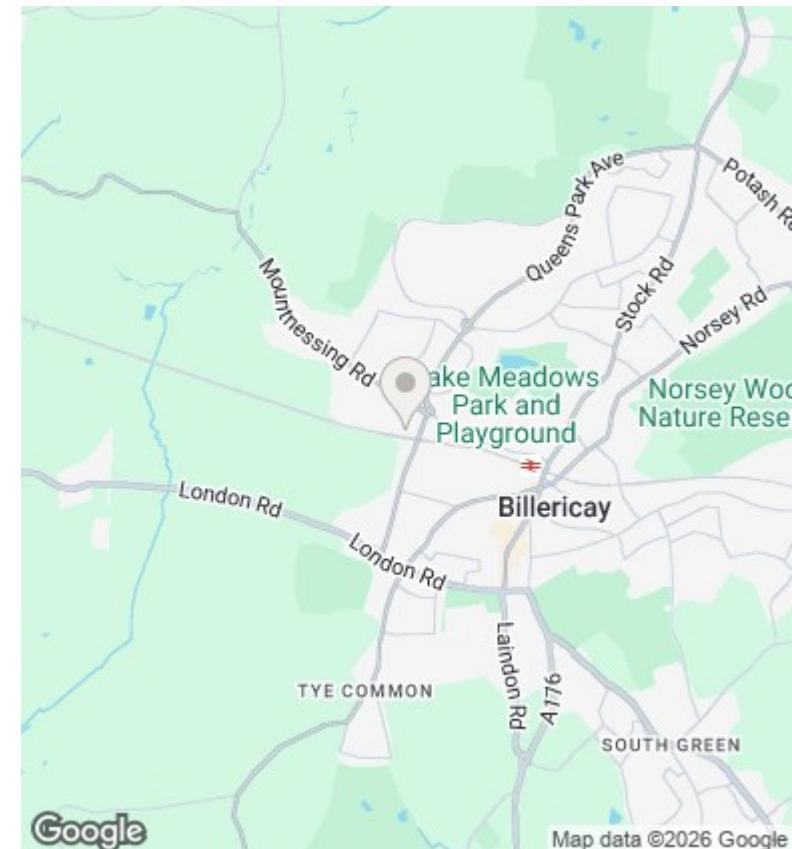
## ParaBar Estates

1st Floor  
Area: 59.6 m<sup>2</sup> ... 641 ft<sup>2</sup>



Total Area: 119.2 m<sup>2</sup> ... 1283 ft<sup>2</sup>

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.



## 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		
(69-80)	C		
(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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