

ParaBar Estates



The Copse, Billericay

Asking Price £765,000

- COMPLETE CHAIN
- NEW CENTRAL HEATING SYSTEM & BOILER 2025
- SOUGHT AFTER LOCATION
- CLOSE TO LAKE MEADOWS PARK *
- FOUR GOOD SIZE BEDROOMS
- RECENTLY RENEWED PATIO DOORS
- BUTTSBURY SCHOOL CATCHMENT
- THREE RECEPTIONS
- SECLUDED REAR GARDEN
- 0.8 MILE TO BILLERICAY STATION

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

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www.parabar.co.uk



The Copse, Billericay

* COMPLETE CHAIN * FOUR GOOD SIZE BEDROOMS * THREE RECEPTIONS * NEW CENTRAL HEATING SYSTEM & BOILER 2025 * RECENTLY RENEWED PATIO DOORS * BEDROOM CARPETS REPLACED 2025 * SECLUDED REAR GARDEN * SOUGHT AFTER LOCATION * BUTTSBURY SCHOOL CATCHMENT * 0.8 MILE TO BILLERICAY STATION * CLOSE TO LAKE MEADOWS PARK * This attractive, detached family home, located in a popular, quiet cul de sac has been lovingly maintained by the current owners & benefits from a complete onward chain. Council tax band F.



Council Tax Band: F



ENTRANCE HALL

STUDY

13'1" x 7'10"

LOUNGE

16'3" x 11'3"

KITCHEN

16'10" x 14'10">11'9"

DINING ROOM

11'6" x 9'10"

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

11'3" x 16'4"

ENSUITE

7'7" x 3'11"

BEDROOM TWO

11'9" x 11'3"

BEDROOM THREE

11'11" x 8'0"

Built in wardrobe

BEDROOM FOUR

10'6" x 7'11"

Built in cupboard

BATHROOM

EXTERIOR

Front: driveway

Rear: patio, remainder laid to lawn

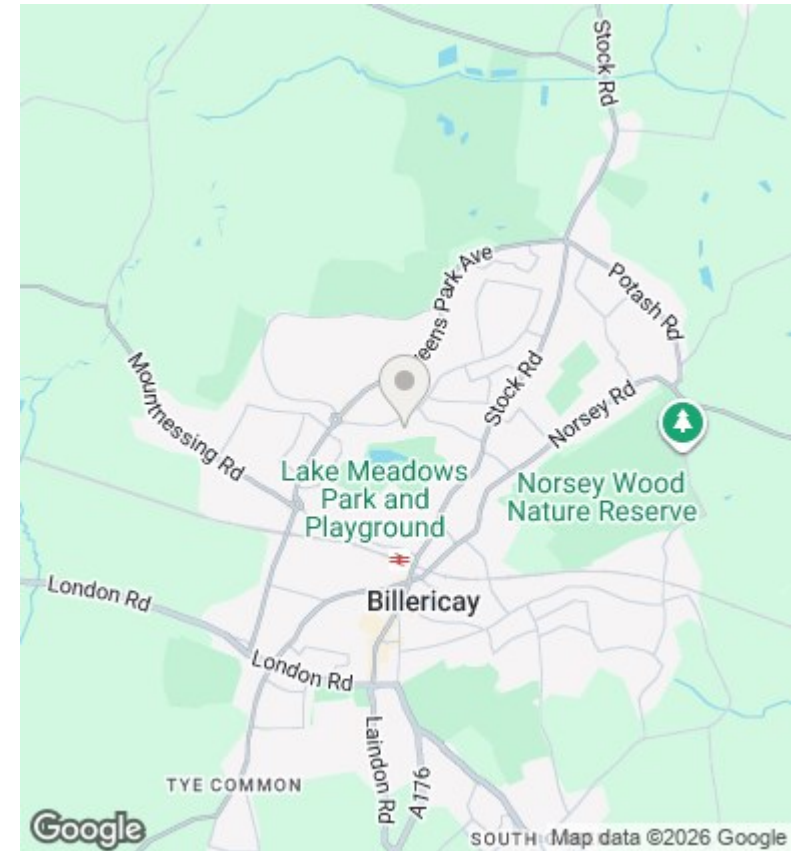




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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used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



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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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