

# ParaBar Estates



## The warren, Billericay

Asking Price £550,000

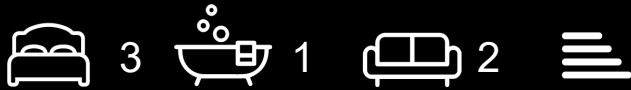
- THREE BEDROOMS
- GOOD SIZE LOUNGE
- STREAM WITH BRIDGE OVER REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- LINK DETACHED
- LARGE DINING AREA FAMILY ROOM
- 20FT GARAGE WITH PARKING
- SECLUDED 80 FT REAR GARDEN
- SCOPE TO EXTEND AT SIDE AND REAR
- LARGE PATIO

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

info@parabar.co.uk  
www.parabar.co.uk

# The warren, Billericay

\* THREE BEDROOMS \* LINK DETACHED \* 80 FT REAR GARDEN WITH BRIDGE AND STREAM \* SCOPE TO EXTEND \* 20 FT GARAGE WITH PARKING \* GOOD SIZE LOUNGE WITH FAMILY AND DINING AREA \* Situated in a quiet turning within the Brightside and Mayflower Schools Catchment is this three bedroom link detached home within 0.9 of a mile of High Street and Station. Outside there is a large patio with Foot Bridge across a stream which runs though all of the gardens on this side of The Warren backing onto Woodland. This property is in excellent condition an the owners have found a vacant property.



Council Tax Band: E



## **ENTRANCE PORCH**

## **CLOAKROOM**

4'8 x 4'8

## **LOUNGE**

16 x 14

## **KITCHEN**

13 x 7'5

## **DINER FAMILY AREA**

16 x 13'6

## **FIRST FLOOR**

## **BEDROOM ONE**

14'6 x 9'1

## **BEDROOM TWO**

10'6 x 9'1

## **BEDROOM THREE**

11 x 6'6

## **BATHROOM**

6'4 x 5'8

## **EXTERIOR**

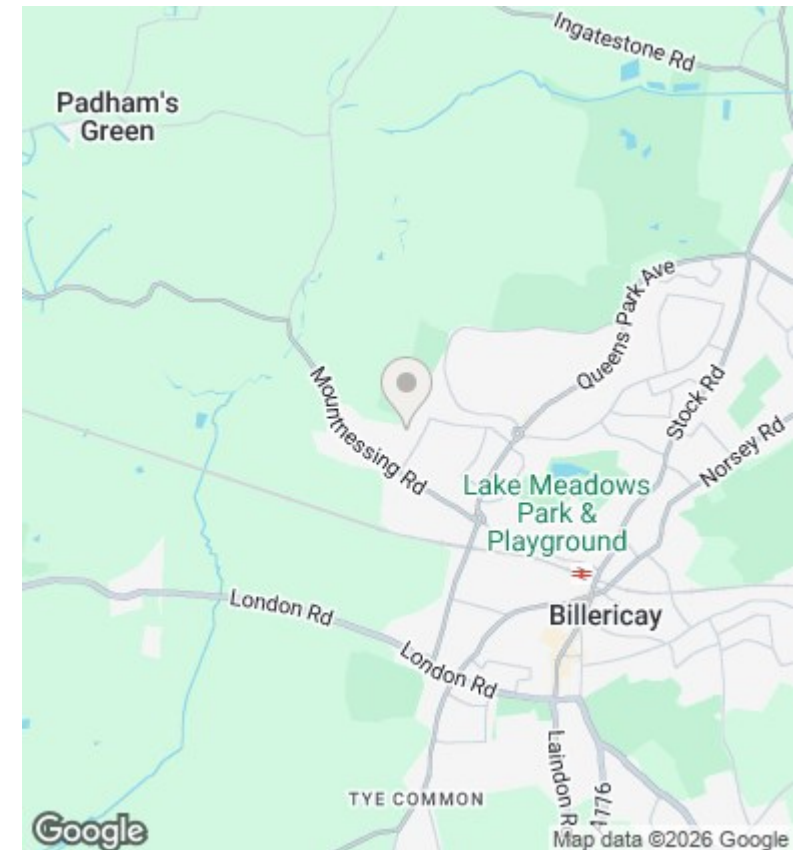
## **REAR GARDEN**

## **GARAGE**

19'8 x 8'8







## Directions

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

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