

ParaBar Estates



Talisman Walk, Billericay

Asking Price £425,000

- BUTTSBURY & MAYFLOWER SCHOOLS
- EXTENDED
- SOUTH WEST FACING GARDEN
- SEMI DETACHED
- TWO RECEPTIONS
- GARAGE
- THREE GOOD SIZE BEDROOMS
- LARGE LOUNGE
- EXCELLENT CONDITION

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

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

Talisman Walk, Billericay

*SEMI DETACHED * EXTENDED * BUTTSBURY & MAYFLOWER SCHOOLS * SOUTH WEST FACING GARDEN * LARGE LOUNGE * SEPARATE DINING ROOM * CLOAKROOM * GARAGE AND PARKING AT REAR * SOUTH WEST FACING GARDEN * RECENT NEW ROOF 5- 6YRS * NEW BOILER 5- 6 YRS. Located in North Billericay is this immaculate, spacious family home which has been lovingly maintained by the current owners benefiting from; new roof & insulation and new boiler all within th last 5-6 years. Council tax band D.

 3  null  null  D

Council Tax Band:



Porch

access to w.c.

W.C.

4'7" x 2'11"

HALLWAY**KITCHEN**

9'2" x 13'10"

Side door to garden

LOUNGE

15'10" x 16'1"

French doors to garden.

DINING ROOM

11'10" x 8'7"

FIRST FLOOR**MASTER BEDROOM**

15'10" x 12'2"

Built in wardrobes to both side walls

BEDROOM TWO

12'5" x 8'7"

Bespoke built in wardrobes / storage

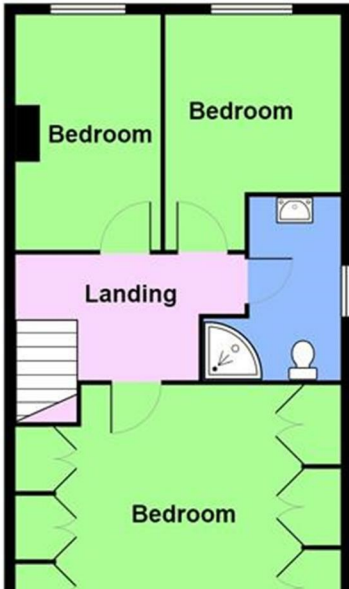
BEDROOM THREE

6'10" x 12'5"

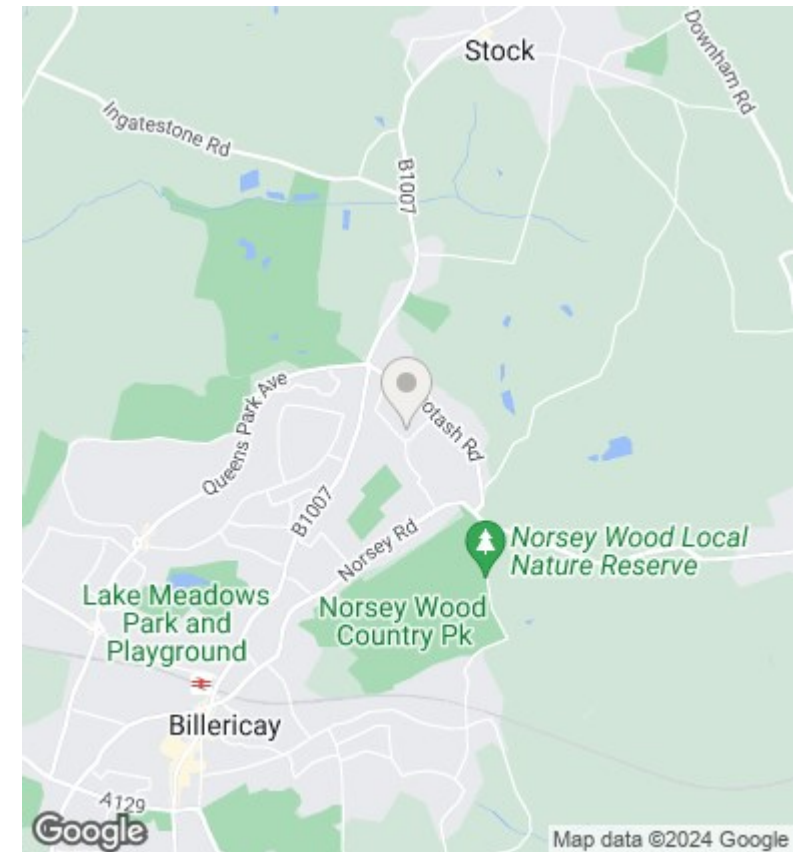
SHOWER ROOM**EXTERIOR**

Front: laid to lawn

Rear: patio area, astro tuff lawn, garage, rear access gate.







Directions

Viewings

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

Council Tax Band

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	

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

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