

# ParaBar Estates



## Hillside Road, Billericay

Asking Price £500,000

- THREE BEDROOMS
- MODERN KITCHEN DINER
- MODERN BATHROOM
- STUNNING CONDITION
- SEMI DETACHED
- 1/2 A MILE TO HIG STREET
- DECKING AREA
- GOOD SIZE LOUNGE
- PARKING FOR TWO CARS
- SHORT WALK TO MILL MEADOWS

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

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



# Hillside Road, Billericay

\* THREE BEDROOMS \* MODERN OPEN PLAN KITCHEN DINER \* GOOD SIZE LOUNGE \* SEMI DETACHED \* PARKING FOR TWO CARS \* 1/2 A MILE TO HIGH ST & STATION \* SHORT WALK TO MILL MEADOWS NATURE RESERVE \* Stunning three bedroom semi detached home located within a short walk to Billericay High Street with lovely open plan design leading onto a decked area at rear with a south facing garden. Upstairs there are three good size bedrooms with a modern bathroom and as mentioned a very short walk to Mill Meadows Nature Reserve.



Council Tax Band: D



**ENTRANCE HALL**

13 x 6

**LOUNGE**

15'2 x 12'7

**KITCHEN DINER**

18'6 x 12'1

**FIRST FLOOR**

**BEDROOM ONE**

13'2 x 11'4

**BEDROOM TWO**

12 x 10'3

**BEDROOM THREE**

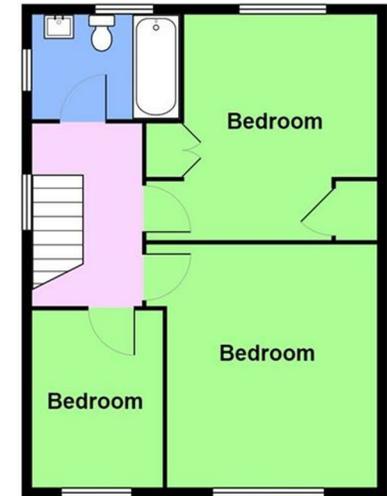
9'6 x 7

**BATHROOM**

8'2 x 5'8

**GARDEN**

**PARKING**



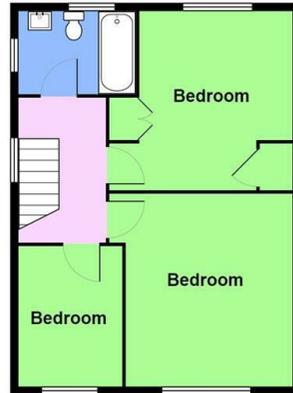


## ParaBar Estates

**Ground Floor**  
Area: 45.3 m<sup>2</sup> ... 488 ft<sup>2</sup>



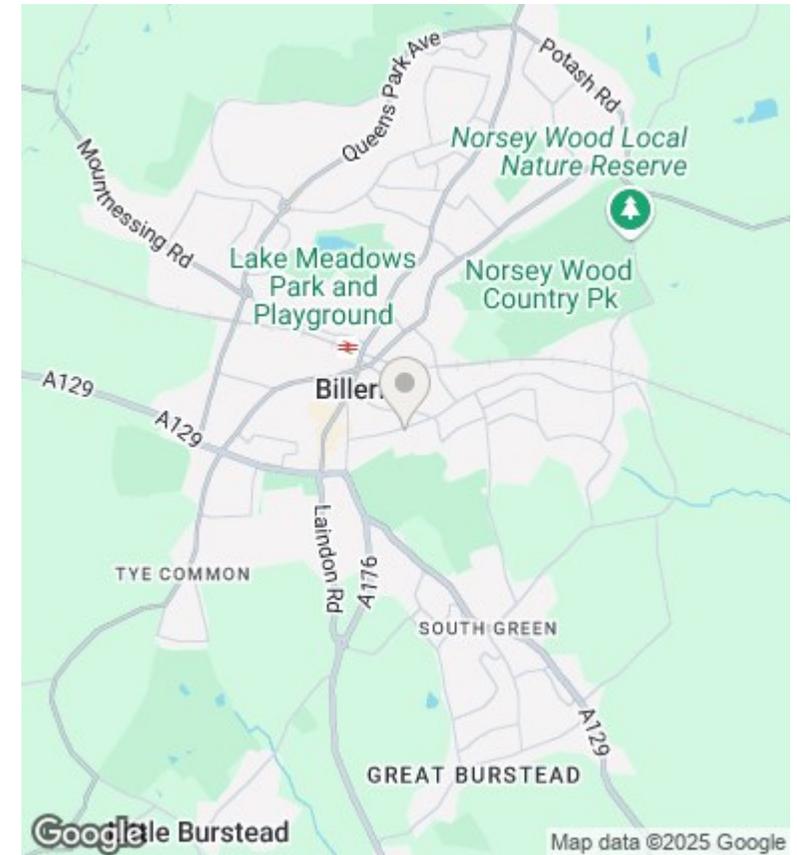
**1st Floor**  
Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>



Total Area: 88.6 m<sup>2</sup> ... 954 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

106 High Street, Billericay, Essex, CM12 9BY  
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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			
(81-91) B			85
(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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