

ParaBar Estates



Salesbury Drive, Billericay

Asking Price £345,000

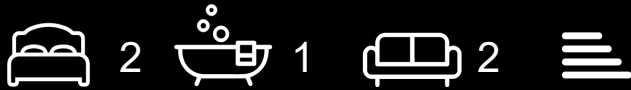
- SEMI DETACHED
- LARGE LOUNGE
- NEW BOILER 2021 NEW PATIO 2022
- SOUTH FACING GARDEN
- EXTENDED
- REFITTED BATHROOM
- DRIVEWAY
- TWO DOUBLE BEDROOMS
- REFITTED EXTENDED KITCHEN
- 1m TO BILLERICAY STATION

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

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

Salesbury Drive, Billericay

*SEMI DETACHED * EXTENDED * TWO DOUBLE BEDROOMS * LARGE LOUNGE * REFITTED EXTENDED KITCHEN * UTILITY ROOM * REFITTED BATHROOM * NEW BOILER 2021 * NEW PATIO 2022 * DRESSING ROOM / STUDY * DRIVEWAY * 1M TO BILLERICAY STATION. This spacious, extended two double bedroomed home has been lovingly maintained and improved over the last 5- 6 years with new kitchen, new bathroom, new boiler and most recently new patio. It also benefits from a quiet secluded south facing garden & parking to the front. COUNCIL TAX BAND C.



Council Tax Band: C



ENTRANCE HALL

LARGE STORAGE CUPBOARD

Potential to convert to WC

LOUNGE

20'4 x 9'4 < 11'1

Bespoke built in cabinets.

UTILITY

10'3 x 7'7

Open into kitchen diner extension

BATHROOM

KITCHEN DINER

14'5 x 8'5

FIRST FLOOR

FRONT BEDROOM

14'5 x 8'5

Access to walk in wardrobe/ study

STUDY / OFFICE / WALK IN WARDROBE

REAR BEDROOM

11'2 x 10'7

EXTERIOR

Front: Driveway, remainder laid to lawn

Rear: Patio, remainder laid to lawn





The floor plan shows a rectangular layout. At the top is the 'Kitchen Breakfast Room' in pink. Below it is a narrow 'Utility' room, also in pink, which contains a washing machine icon. To the right of the Utility room is a large 'Living Room' in tan. To the left of the Utility room is a 'Hall' in pink, which contains a staircase icon. The plan includes various doors, windows, and built-in features like a sink and stove in the kitchen area.

1st Floor
Area: 35.7 m² ... 384 ft²



Total Area: 91.1 m² ... 981 ft²

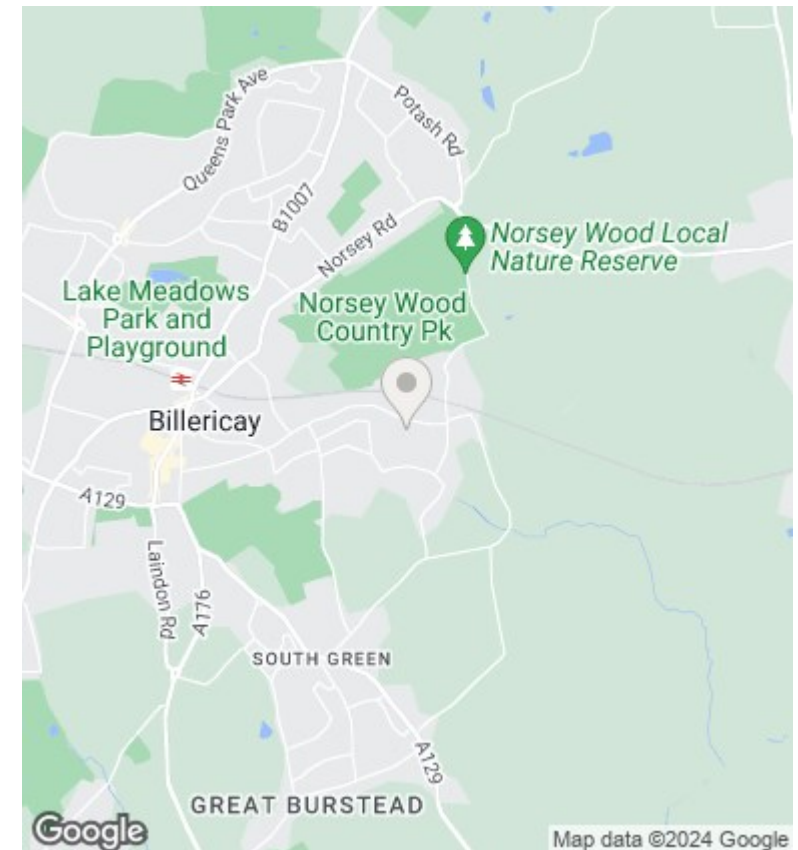
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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