

ParaBar Estates



Graham Close, Billericay

Asking Price £750,000

- FOUR BEDROOMS
- BUTTSBURY AND MAYFLOWER SCHOOLS CATCHMENT
- PREVIOUS PLANS DRAWN UP FOR EXTENTION
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- THREE RECEPTION ROOMS
- 21 FT SIDE PLOT
- DETACHED GARAGE
- MODERN ENSUITE AND FAMILY BATHROOM
- MODERN KITCHEN DINER
- CLOAKROOM

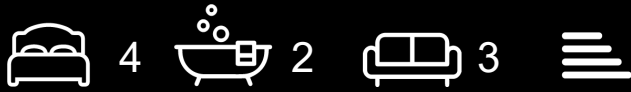
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Graham Close, Billericay

* FOUR DOUBLE BEDROOMS * THREE RECEPTION ROOMS * BUTTSBURY AND MAYFLOWER SCHOOLS * * SIDE PLOT WITH PREVIOUS PLANNING * GARAGE WITH LARGE DRIVEWAY * SECLUDED REAR GARDEN * STUNNING KITCHEN DINER * Located in a Cul De Sac in North Billericay is this great size four bedroom semi detached home with further scope to extend at side. The property has parking for several cars a detached garage and has been kept in excellent condition by the current owner.



Council Tax Band: E



ENTRANCE HALL

17'10 x 8

FAMILY ROOM / OFFICE

12 x 11'5

LOUNGE

17 x 12

CLOAKROOM

KITCHEN DINER

21 x 13'10

GARDEN ROOM

11'10 x 8'10

BEDROOM ONE

13'5" x 11'5"

ENSUITE

FIRST FLOOR

BEDROOM TWO

15'8 x 12

BEDROOM THREE

13'1 x 12

BEDROOM FOUR

12 x 7'10

FAMILY BATHROOM

10 x 7'8

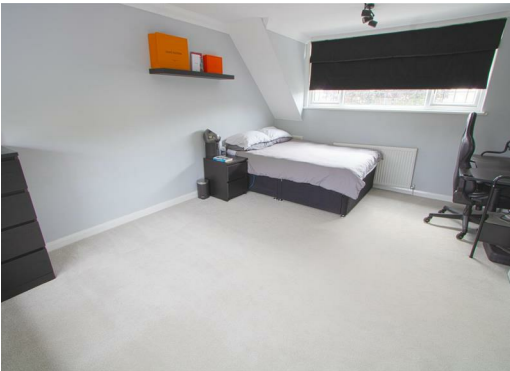
EXTERIOR

GARAGE

16'3 x9'8

DRIVEWAY







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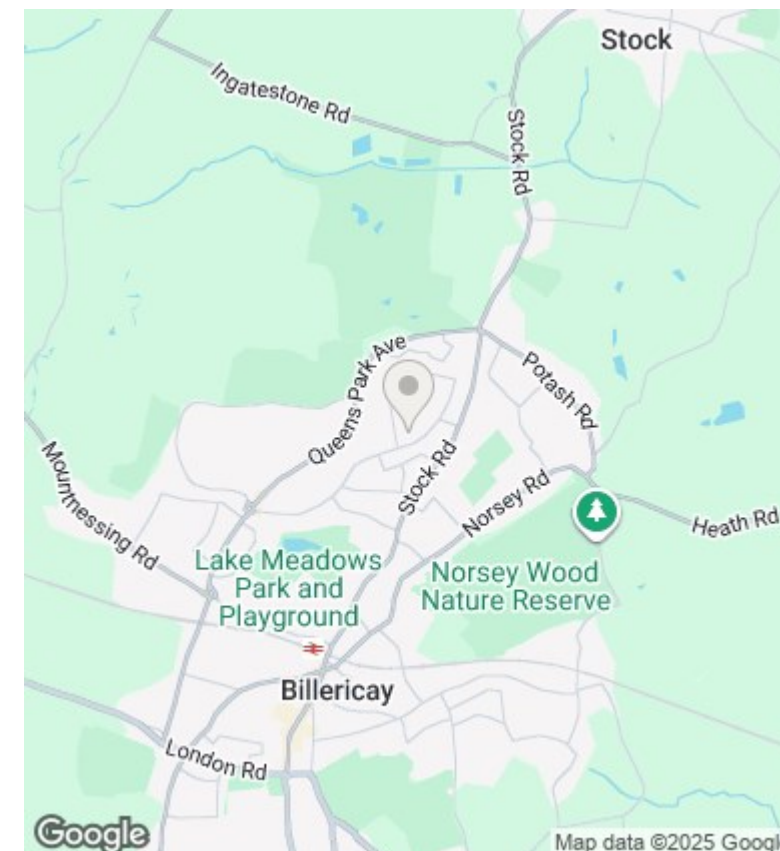


Total Area: 172.8 m² ... 1860 ft²

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.



AAW Energy Assessors Limited
Energy Performance Certificates / Floor Plans
T: 01245 442215 / 01784 268498 E: j.smellon@hotmail.co.uk



Directions

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

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) 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	

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