

# ParaBar Estates



## Crown Road, Billericay, Asking Price £1,100,000

- STUNNING CONTEMPORARY NEW BUILD
- THREE BATHROOMS WITH UFH
- GROUND FLOOR CLOAKROOM
- 0.2 MILE TO STATION & HIGH ST
- FIVE DOUBLE BEDROOMS
- LARGE KITCHEN FAMILY ROOM
- UNDERFLOOR HEATING
- THREE RECEPTIONS
- UTILITY ROOM
- CAT 6 CABLING & SPEAKER CABLING THROUGHOUT

106 High Street, Billericay, Essex, CM12 9BY  
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# Crown Road, Billericay CM11 2AE

\*SOLD IN 24 HOURS \* STUNNING CONTEMPORARY NEW BUILD \* FIVE DOUBLE BEDROOMS \* LOUNGE \* CINEMA ROOM \* THREE BATHROOMS WITH UNDERFLOOR HEATING \*  
LARGE KITCHEN FAMILY ROOM \* UTILITY ROOM \* GROUND FLOOR CLOAKROOM \* CAT 6 CABLING & SPEAKER CABLING THROUGHOUT \*  
0.2 MILE TO STATION & HIGH ST \* NEW BUILD WARRANTY \*

 5  3  3  B

Council Tax Band:



## DESCRIPTION

This stunning contemporary newbuild has been finished to the highest standard. Porcelain steps lead to the entrance hallway featuring bespoke Handcrafted oak staircase & Khars Whinfil flooring expanding into the beautiful kitchen family room and utility room. The spacious kitchen family room boasts a range Of stylish high end grey units & centre island complimented by stunning, contrasting quartz work tops . Modern Crittal style doors slide away opening onto the porcelain patio And landscape Garden. There's a Cloakroom and two generous receptions to front, one being a cinema room. To the first floor is a master bedroom with vaulted ceiling and ensuite, three further double bedrooms and a family shower room. The top floor boasts another double bedroom with spacious storage and family bathroom with freestanding bath and separate walk-in shower.(All bathrooms with underfloor heating) The garden has been beautifully landscaped with porcelain slabs to patio areas, lit steps lead to Astroturf section and further to lawned area at very rear. The High Street & Station are only yards away so could not be more convenient!

### ENTRANCE HALL

Bespoke oak staircase to first floor, access to ground floor receptions

### RECEPTION ONE/ CINEMA ROOM

17'0" x 8'10"

### RECEPTION TWO

18'4" x 11'3"

### CLOAKROOM

### KITCHEN/ FAMILY ROOM

23'7" x 21'2"

Access to utility room, Contemporary Crittal style sliding doors leading to garden

### UTILITY ROOM

### FIRST FLOOR

### MASTER BEDROOM

17'5" x 12'7"

Access to ensuite

## ENSUITE

Walk in shower, vanity hand basin unit, heated towel rail, under floor heating

### BEDROOM TWO

14'7" x 8'4"

### BEDROOM THREE

12'7" x 9'5"

### BEDROOM FOUR

13'1" x 8'6"

### FAMILY SHOWER ROOM

Large walk in shower ,wc , underfloor heating

## SECOND FLOOR

### BEDROOM FIVE

12'6" x 12'2"

Two large eves storage cupboards

### BATHROOM

Free standing bath, walk in shower, vanity sink unit, heated towel rail, underfloor heating

## EXTERIOR

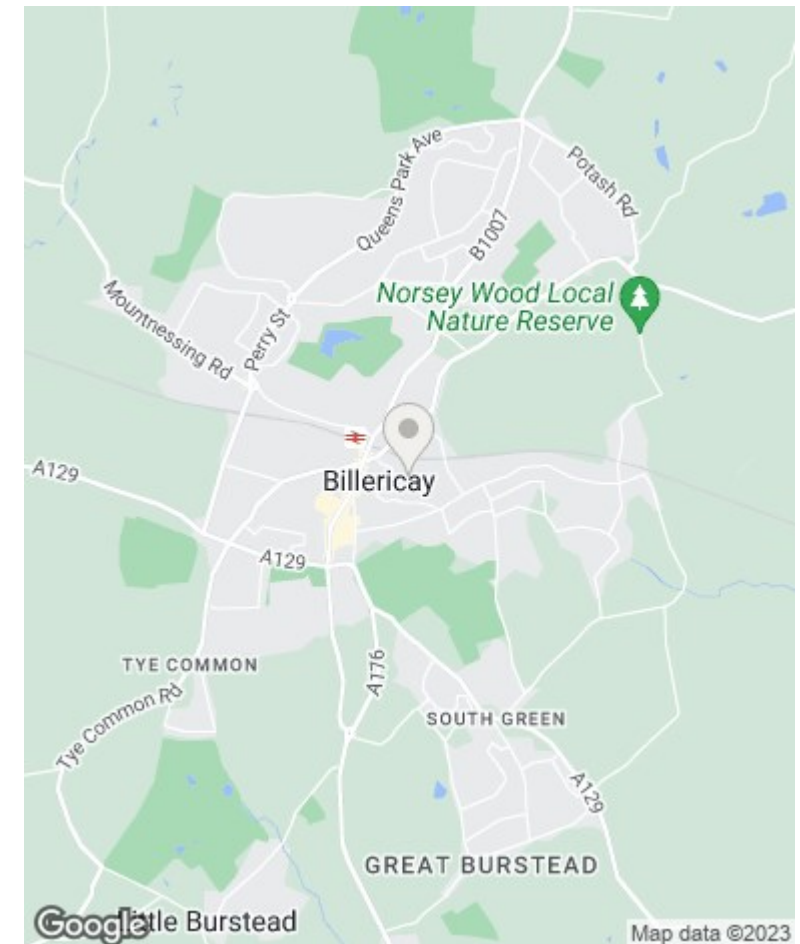
Front: Block paved driveway, side access to garden

Rear: Landscaped garden with sensor lit patio areas immediately to rear,Astroturf section, remainder laid to lawn.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	86	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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