

# ParaBar Estates



## The Warren, Billericay

Offers Over £550,000

- NO ONWARD CHAIN
- LARGE LOUNGE
- BACKING FIELDS
- 3/4 MILE TO STATION
- LARGE GARDEN 9approx 110ft)
- HUGE POTENTIAL (STP)
- SOME MODERNISATION REQUIRED
- FOUR GREAT SIZE BEDROOMS
- NORTH BILLERICAY
- DETACHED

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# The Warren, Billericay

**\*\* A RARE GEM \*\* NO ONWARD CHAIN \*\* LARGE GARDEN (approx 95ft) \*\* HUGE POTENTIAL (STP) \*\* WALKING DISTANCE TO THE STATION**  
**\*\* Large four bedroom detached house located in North Billericay with the most amazing garden! The garden measures approx 95ft, backing fields. Large lounge, spacious dining room, conservatory, kitchen and utility. Four great size rooms. 3/4 mile to station. Some modernisation required. Garage and driveway with parking for several cars. Keys held for viewings. Council tax band E**

 4  2  2  D

Council Tax Band: E



## **ENTRANCE PORCH**

## **LOUNGE**

16' x 14'

## **DINING ROOM**

13' x 8'

## **KITCHEN**

12' x 7'5

## **UTILITY**

10' x 8'

## **CONSERVATORY**

14' x 7'

## **CLOAKROOM**

## **FIRST FLOOR**

## **BEDROOM ONE**

12' x 9'

## **BEDROOM TWO**

18' x 8'

## **BEDROOM THREE**

10' x 9'

## **BEDROOM FOUR**

9' x 6'

## **BATHROOM**

6' x 6'

## **GARAGE**

20 x 8





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[2](#)
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[4](#)
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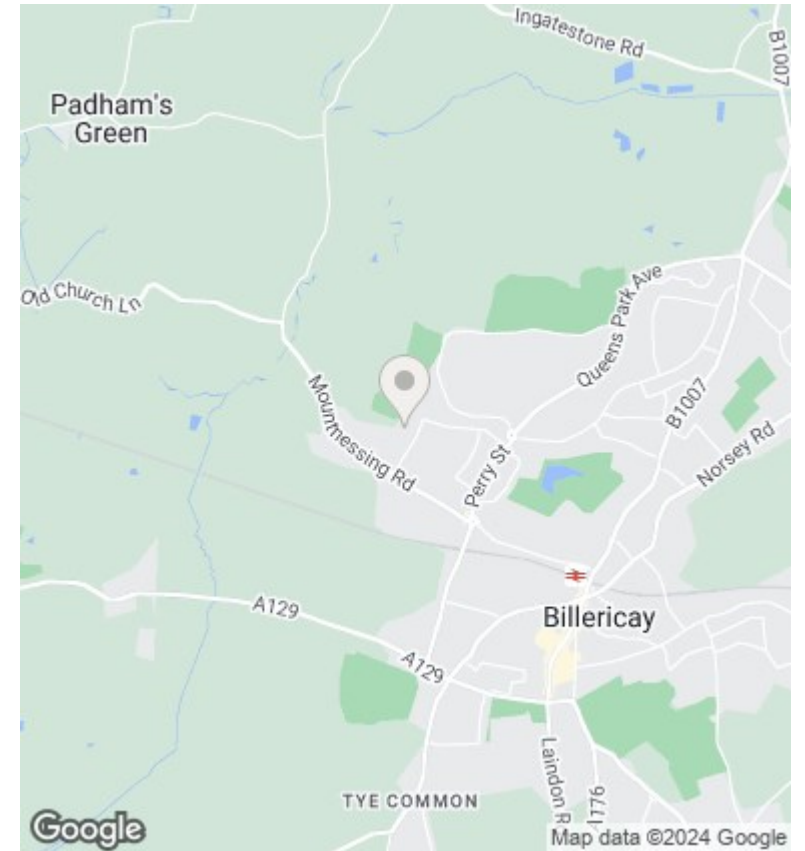
Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>

Area: 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup>



Total Area: 133.2 m<sup>2</sup> ... 1433 ft<sup>2</sup>

This plan is for illustrative purposes and so only be used as such.



### Directions

## Viewings

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

## Council Tax Band

E

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                    | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 66                         | 77        |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                                                   |  | EU Directive<br>2002/91/EC |           |

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