

# ParaBar Estates



## Dunton Road, Billericay

Asking Price £850,000

- FOUR BEDROOMS
- DOUBLE GARAGE WITH PLANNING PERMISSSION
- 1/3 OF AN ACRES
- EXCELLENT CONDITION
- CHARACTER COTTAGE
- ANNEX POTENTIAL
- VIEWS OVER FARMLAND
- CIRCA 1894
- LARGE LOUNGE
- PAKING FOR MULTIPLE VEHICLES

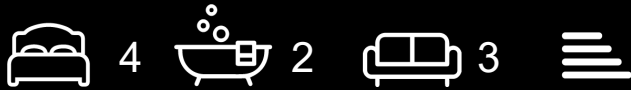
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01277 65 65 63

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# Dunton Road, Billericay

\* CHARACTER COTTAGE \* DOUBLE GARAGE WITH PLANNING FOR ANNEX CONVERSION \* FOUR BEDROOMS \* LARGE LOUNGE \* PARKING FOR MULTIPLE VEHICLES \* LITTLE BURSTEAD LOCATION \* SEPARATE DINING ROOM \* CONSERVATORY \* Situated in a semi rural location in Little Burstead on a plot of 1/3 of an Acre is this great size character property with large gated driveway leading to the Double Garage / Annex. This home also has views over farmland at rear with a west facing garden and has been kept in excellent condition.



Council Tax Band: F



**ENTRANCE HALL**

**LOUNGE**

22'5 x 18'8

**DINING ROOM**

16 x 10

**KITCHEN**

19 x 10

**BEDROOM ONE**

12'8 x 12'5

**CONSERVATORY**

15'1 x 9'5

**BATHROOM**

7 x 6

**FIRST FLOOR**

**BEDROOM TWO**

15'5 x 12'8

**BEDROOM THREE**

14 x 8

**BEDROOM FOUR**

14 x 7'8

**SHOWER ROOM**

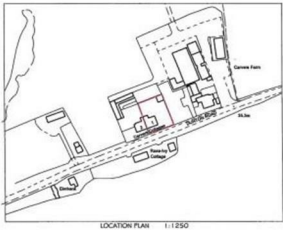
**DOUBLE GARAGE**

68'10" x 13'1" x 62'4" x 26'2"

**EXTERIOR**

**LARGE DRIVEWAY**













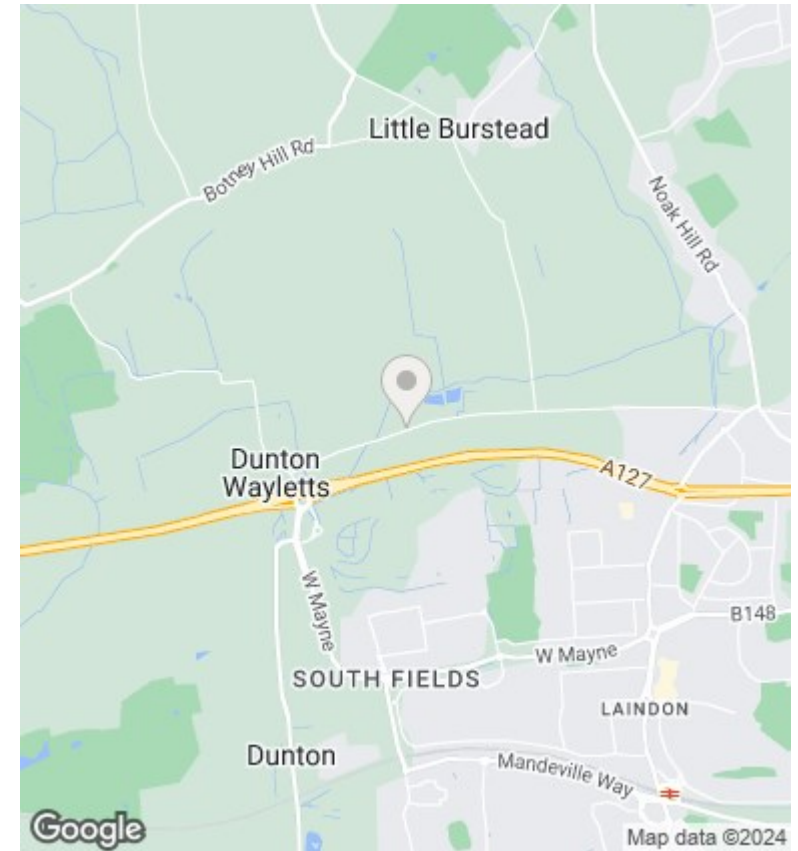
Double Garage



Garage First Floor

Total floor area 241.0 sq. m. (2,594 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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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