

# ParaBar Estates



## School Road, Billericay

Asking Price £1,485,000

- FIVE BEDROOMS
- DOWNHAM VILLAGE LOCATION
- LARGE IN AND OUT DRIVEWAY
- LARGE BARN WITH DIRECT INDEPENDENT ACCESS RD
- 1.66 ACRES
- CHARACTER STYLE PROPERTY
- SECLUDED PLOT
- THREE RECEPTION ROOMS
- SCOPE TO EXTEND AND IMPROVE S.T.P.P
- DOUBLE GARAGE

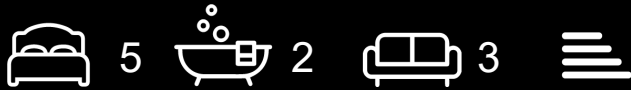
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# School Road, Billericay

\* FIVE BEDROOMS \* THREE RECEPTION ROOMS \* 1.66 ACRES \* STUNNING PLOT \* DOWNHAM VILLAGE LOCATION \* CHARACTER STYLE PROPERTY \* POTENTIAL TO EXTEND AND IMPROVE S.T.P.P \* SECLUDED GROUNDS \* DOUBLE GARAGE \* LARGE BARN TO REAR WITH DIRECT INDEPENDENT ACCESS ROAD \* Character style five bedroom detached home located in the Village of Downham on the outskirts of Billericay with huge potential to extend and improve with a large in and out driveway & independent direct access road leading to large barn at end of plot.



Council Tax Band:



**ENTRANCE HALL**

**LOUNGE**

22'5 x 13'1

**DINING ROOM**

19'10 x 11'10

**KITCHEN**

20 x 10

**UTILITY ROOM**

10 x 8

**STUDY**

11'10 x 7

**CLOAKROOM**

**FIRST FLOOR**

**MASTER BEDROOM**

23 x 13

**ENSUITE**

**BEDROOM TWO**

16'1 x 9

**BEDROOM THREE**

13'8 x 10

**BEDROOM FOUR**

13'8 x 9'5

**BEDROOM FIVE**

13'7 x 6'10

**FAMILY BATHROOM**

**EXTERIOR**

**DOUBLE GARAGE**

20 x 19

**WORKSHOP**

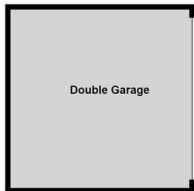
60 x 20

**LARGE BARN**

57'8" x 17'4"





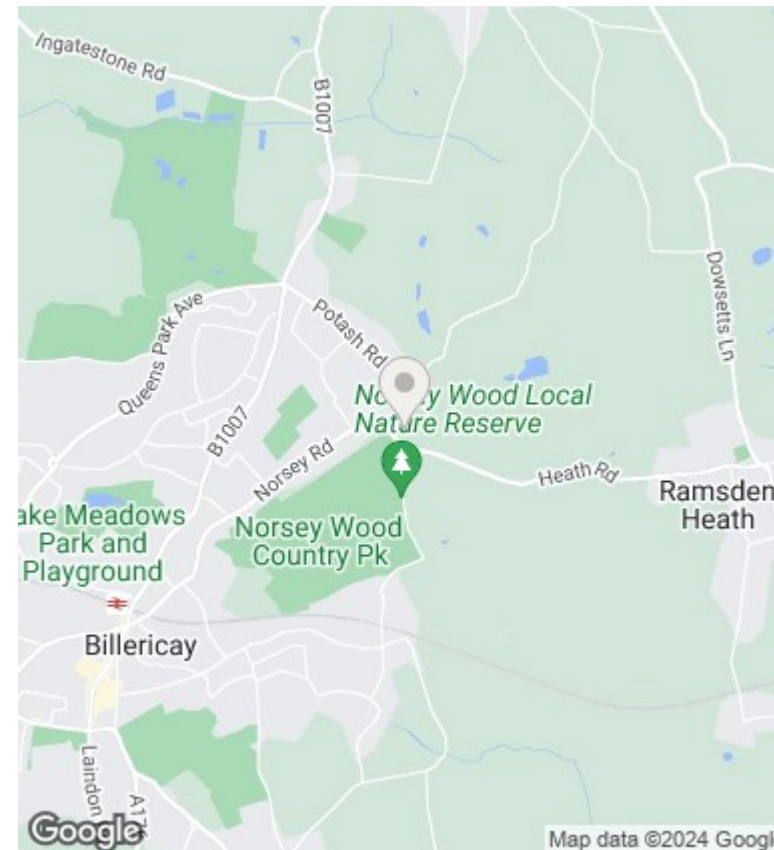


Double Garage

## ParaBar Estates



While 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

### 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>			
(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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