

ParaBar Estates



Horace Road, Billericay

Offers Over £900,000

- CHAIN FREE
- EXTENDED
- ENSUITE TO MASTER BEDROOM
- EXTENSION POTENTIAL STPP
- LOCATION LOCATION LOCATION
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE (PART CONVERTED)
- DETACHED
- STUDY
- 100FT PLUS SOUTH WEST FACING GARDEN

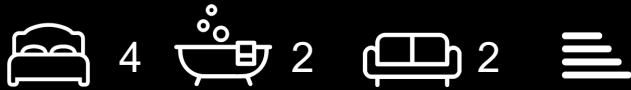
106 High Street, Billericay, Essex, CM12 9BY
01277 65 65 63

info@parabar.co.uk
www.parabar.co.uk



Horace Road, Billericay

* CHAIN FREE * LOCATION LOCATION LOCATION * DETACHED * EXTENDED * FOUR DOUBLE BEDROOMS * LARGE LOUNGE DINER * STUDY * GROUND FLOOR CLOAK ROOM * ENSUITE TO MASTER BEDROOM * WALK IN DRESSING AREA TO BEDROOM TWO * DOUBLE GARAGE (PART CONVERTED) * 100FT PLUS SOUTH WEST FACING GARDEN * EXTENSION POTENTIAL STPP * This spacious family home, located in a highly sought after location, has been enjoyed by the current owner from new. It is conveniently located close to high street & station, has potential to extend STPPP & is chain free.



Council Tax Band: F



ENTRANCE LOBBY

CLOAKROOM

LOBBY

10'5" x 8'2"

STUDY

3,19 x 250

LOUNGE DINER

31'5" x 14'3"

KITCHEN

13'10" x 12'0"

UTILITY AREA

7'4" x 32'6"

FIRST FLOOR

MASTER BEDROOM

13'9" x 12'4"

access to ensuite , sliding doors on to balcony

ENSUITE SHOWER ROOM

9'4" x 5'4"

BEDROOM TWO

13'1" x 12'1"

Separate walk in dressing area

WALK IN DRESSING AREA

12'5" x 8'3"

BEDROOM THREE

13'11" x 11'10"

BEDROOM FOUR

9'0" x 12'0"

BATHROOM

6'8" x 6'11"

EXTERIOR

Front : driveway for multiple vehicles

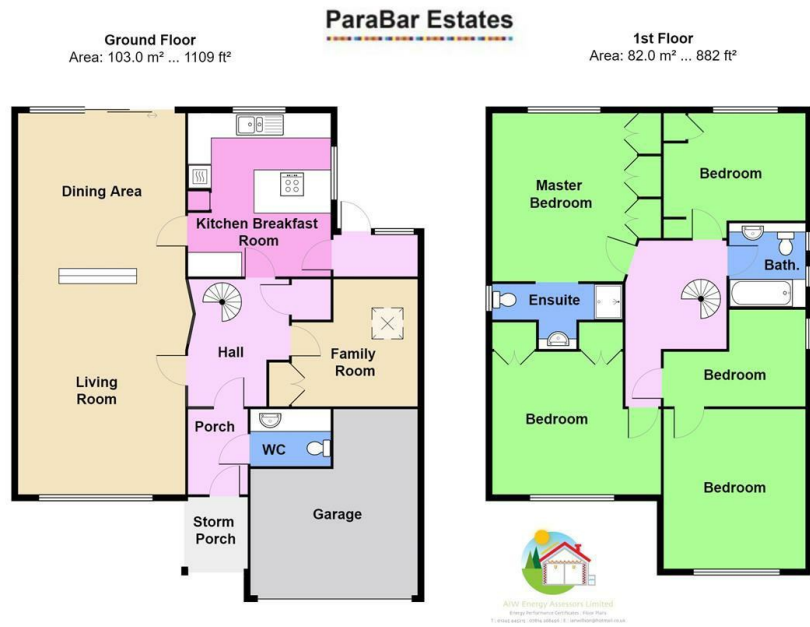
Rear : 100ft plus South West facing garden.

DOUBLE GARAGE

(Part converted to provide space for study.)

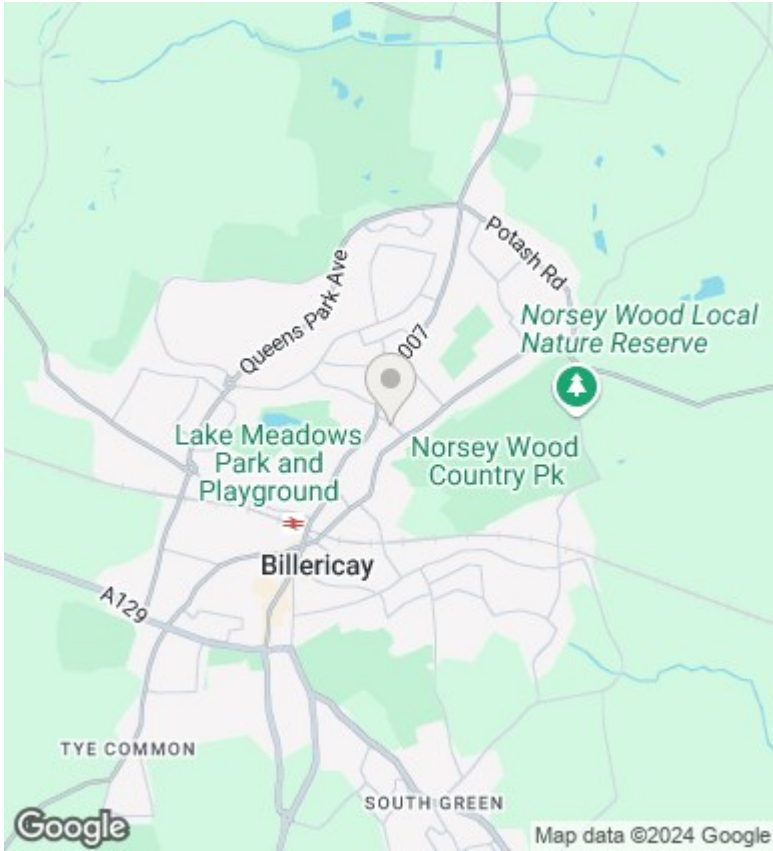






Total Area: 185.0 m² ... 1991 ft²

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.



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) 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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