

ParaBar Estates



Noak Hill Road, Billericay

Price Guide £625,000

- COMPLETE CHAIN
- DECEPTIVELY SPACIOUS
- LARGE MASTER BEDROOM WITH WALK IN WARDROBE
- SOUTH WEST FACING GARDEN
- IMMACULATE CONDITION
- LARGE KITCHEN FAMILY ROOM
- GARDEN ROOM / OFFICE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- JACUZZI

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

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www.parabar.co.uk



Noak Hill Road, Billericay

* GUIDE PRICE £625,000 - £650,000 * IMMACULATE CONDITION * DECEPTIVELY SPACIOUS * FOUR DOUBLE BEDROOMS * LARGE KITCHEN * FAMILY ROOM * TWO BATHROOMS * LOUNGE WITH BI FOLDS OVERLOOKING GARDEN * MASTER BEDROOM WITH WALK IN WARDROBE * GROUND FLOOR CLOAK ROOM * GARDEN ROOM / OFFICE * JACUZZI * SOUTH WEST FACING GARDEN * This immaculate, deceptively spacious family home has been lovingly maintained by the current owners & boasts the perfect garden for entertaining / enjoying summer. Council tax band E.



Council Tax Band: E



ENTRANCE

rear: decked area with Jacuzzi, mood lighting and seating areas , garden room/ office

BEDROOM / FRONT LEFT RECEPTION

12'4" x 13'11"

BEDROOM / FRONT RIGHT RECEPTION

11'9" x 9'11"

SHOWER ROOM

12'1" x 4'7"

CLOAKROOM / WC

6'5" x 4'1"

BEDROOM FOUR

9'10" x 8'0"

KITCHEN FAMILY AREA

28'0" x 12'6" (I - shape)

L - shaped kitchen family area kitchen area 5.62 X 3.55

LOUNGE

15'7" x 14'11"

FIRST FLOOR

MASTER BEDROOM

21'2" x 14'0"

access to dressing room & ensuite

DRESSING ROOM

5'10" x 6'2"

ENSUITE

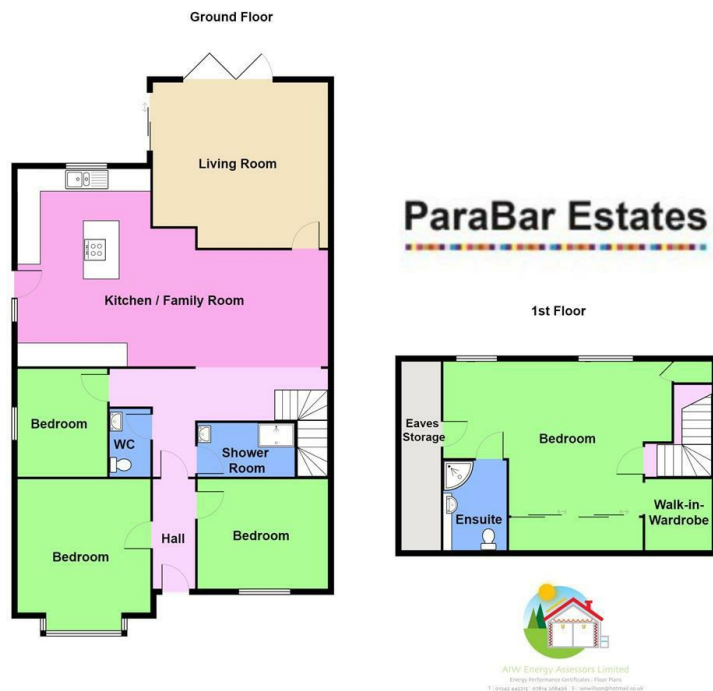
7'5" x 5'6"

EXTERIOR

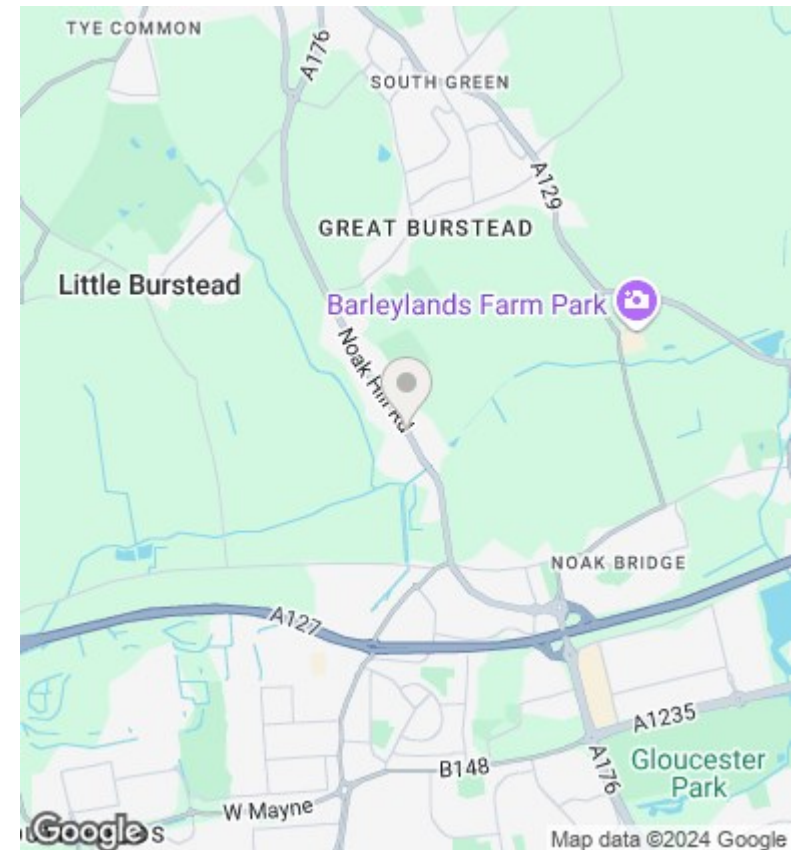
front : driveway for multiple vehicles







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

E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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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