

# ParaBar Estates



## Short Lane, Billericay

Asking Price £550,000

- STUNNING CHARACTER VILLAGE PROPERTY
- KITCHEN FAMILY ROOM OVERLOOKING GARDEN
- UTILITY ROOM
- SPACIOUS SUMMER HOUSE/ OFFICE / GYMROOM
- APPROX 200FT SOUTH FACING GARDEN
- THREE DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- EXTENSIVELY REMODELLED IN LAST 8 YEARS
- STUDY/ LOBBY AREA
- TWO BATHROOMS

106 High Street, Billericay, Essex, CM12 9BY  
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# Short Lane, Billericay

\* STUNNING CHARACTER VILLAGE PROPERTY \* APPROX 200FT SOUTH FACING GARDEN \* EXTENSIVELY REMODELED IN LAST 8 YEARS \* KITCHEN FAMILY ROOM OVERLOOKING GARDEN  
\* THREE DOUBLE BEDROOMS \* STUDY/ LOBBY AREA \* UTILITY ROOM \* GROUND FLOOR CLOAKROOM \* TWO BATHROOMS \* SPACIOUS SUMMER HOUSE/ OFFICE / GYM ROOM \* This quaint, attractive cottage style family home has been extended and lovingly remodeled over the last eight years starting with kitchen family room extension overlooking the approx 200ft South facing garden, followed by the loft conversion with extra double bedroom & shower room 2018. The garden is perfect for entertaining with decked family seating area , bespoke made barbecue gazebo & boasts a generous summer house which could be used as playroom , gym or office.



Council Tax Band: C



## **ENTRANCE**

## **LOUNGE**

13'11" x 11'10"

## **STUDY/ LOBBY AREA**

7'6" x 8'11"

( measurement includes the cloakroom ), access to utility room, cloakroom & kitchen family room

## **UTILITY ROOM**

## **CLOAKROOM**

## **KITCHEN FAMILY ROOM**

18'1" x 23'5"

## **FIRST FLOOR**

## **FRONT BEDROOM**

10'2" x 10'9"

Built in wardrobes both sides

## **BEDROOM**

12'0" x 8'8"

## **BATHROOM**

Corner bath & separate shower.

## **SECOND FLOOR**

## **BEDROOM**

14'0" x 11'0"

## **SHOWER ROOM**

## **EXTERIOR**

Front: driveway

Rear: Patio area, bespoke made barbecue, large summer house with patio area, garden approx 200ft

## **SUMMER HOUSE**

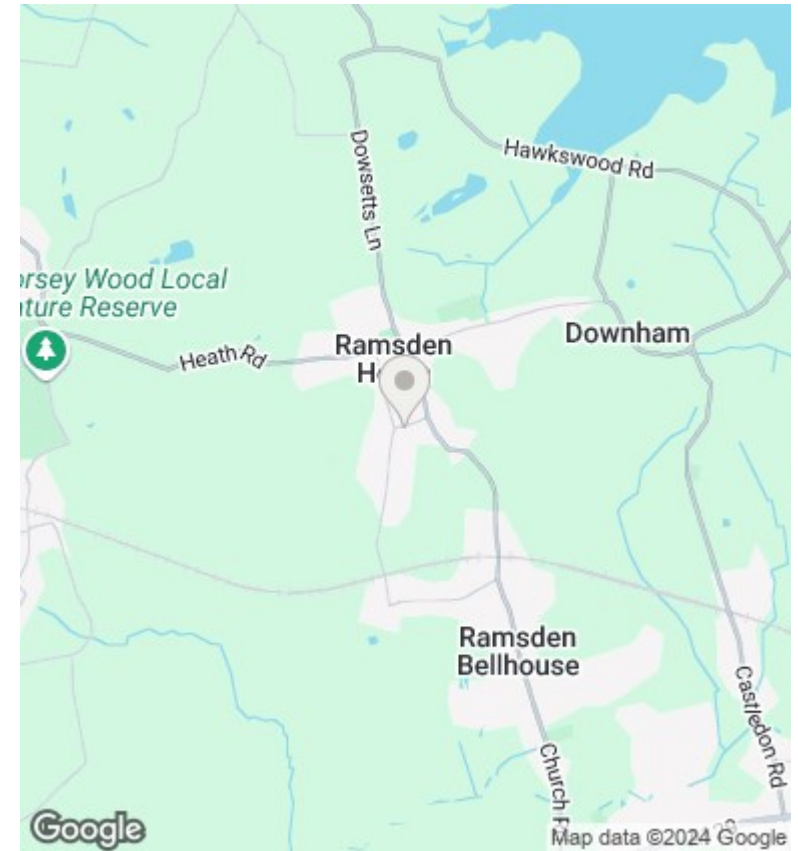
Spacious summer house originally designed to accommodate gym/ work out area, but could also work as playroom / office or workshop

## **BESPOKE BUILT BARBECUE**

Bespoke designed barbecue gazebo with bespoke designed barbecue







## Directions

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## Viewings

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

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C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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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