

# ParaBar Estates



## Copford Close, Billericay

Asking Price £500,000

- EXTENDED
- THREE RECEPTIONS
- GARAGE
- CONVENIENT FOR STATION, LOCAL SHOPS & SCHOOLS.
- FOUR BEDROOMS
- REFITTED KITCHEN 7 YEARS AGO
- SOUTH FACING GARDEN
- TWO BATHROOMS
- REFITTED GROUND FLOOR SHOWER ROOM 4 YEARS AGO
- QUIET CUL DE SAC

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

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www.parabar.co.uk



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\* EXTENDED \* FOUR BEDROOMS \* TWO BATHROOMS \* THREE RECEPTIONS \* REFITTED KITCHEN 7 YEARS AGO \* REFITTED GROUND FLOOR SHOWER ROOM 4 YEARS AGO \* GARAGE \* SOUTH FACING GARDEN \* QUIET CUL DE SAC \* CONVENIENT FOR STATION, LOCAL SHOPS & SCHOOLS \* This spacious, extended family home boasts lots of ground floor space / reception areas, benefits from a secluded south facing garden and is also conveniently located for local schools, shops and station. Council tax band D



Council Tax Band: D



**LOUNGE**

16'11" x 13'5"

**DINING ROOM**

12'4" x 8'5"

Open plan into kitchen

**KITCHEN**

11'1" x 8'6"

**UTILITY AREA****STUDY**

10'6" x 7'3"

**SHOWER ROOM**

7'4" x 7'3"

**FIRST FLOOR****MASTER BEDROOM**

13'7" x 9'11"

**BEDROOM TWO**

8'3" x 8'7"

Built in cupboard

**BEDROOM THREE**

10'2" x 6'5"

Built in cupboard

**BEDROOM FOUR**

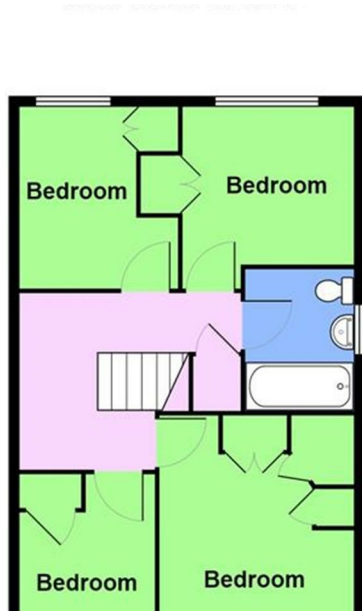
9'1" x 5'5"

Built in cupboard

**BATHROOM****EXTERIOR**

Front: Communal on street parking garage en bloc

Rear :mainly laid to lawn

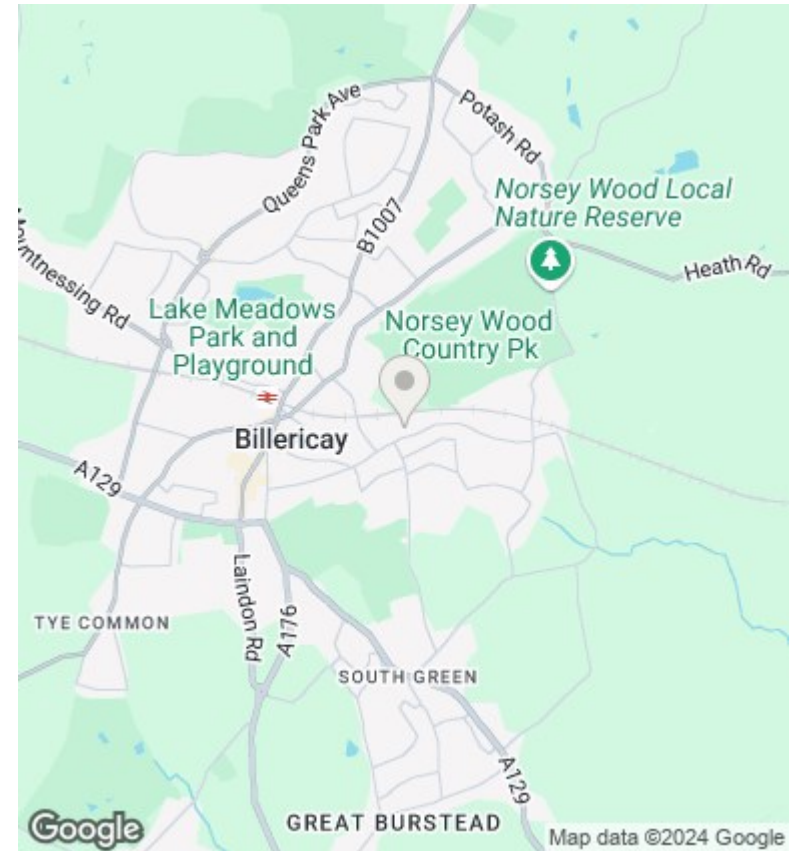






**Total Area: 107.4 m<sup>2</sup> ... 1156 ft<sup>2</sup>**

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

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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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