

# ParaBar Estates



## Coxes Farm Road, Billericay

Asking Price £975,000

- FOUR BEDROOM DETACHED
- DETACHED GARDEN ROOM
- UNDERFLOOR HEATING
- STUNNING CONDITION
- STUNNING KITCHEN BREAKFAST ROOM
- VAULTED ENTRANCE HALL
- SOLAR PANELS
- LARGE PLOT
- THREE BATHROOM / SHOWER ROOMS
- SEMI RURAL LOCATION

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

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



# Coxes Farm Road, Billericay

\* FOUR DOUBLE BEDROOMS \* MODERN DETACHED HOME \* STUNNING KITCHEN DINER \* TWO ENSUITE SHOWER ROOMS \* LARGE VAULTED ENTRANCE HALL \* UNDER FLOOR HEATING \* DETACHED GARDEN ROOM \* SOLAR PANELS \* LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS \* Beautifully designed contemporary detached home located in a semi rural location with stunning views over farmland. This home also has a large detached Garden Room with workshop attached, substantial patio and additional decking area to rear.

 4  3  2  B

Council Tax Band:



**ENTRANCE HALL**

17 x 13

**LOUNGE**

24'2 x 13'10

**KITCHEN BREAKFAST ROOM**

29'9" x 10'2"

**CLOAKROOM**

**UTILITY ROOM**

9'8 x 6'3

**BEDROOM FOUR**

11'6 x 9'10

**ENSUITE**

**FIRST FLOOR**

**BEDROOM ONE**

13'5 x 12'10

**ENSUITE**

9'8 x 5'5

**BEDROOM TWO**

12'10 x 10'6

**BEDROOM THREE**

11 x 10'3

**FAMILY BATHROOM**

8 x 7'6

**GARDEN ROOM**

12'5" x 12'5"

**WORKSHOP**

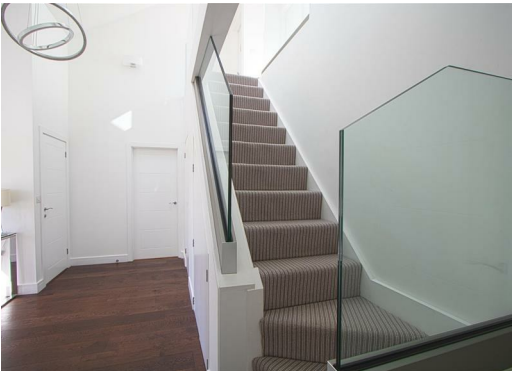
13'5" x 10'7"

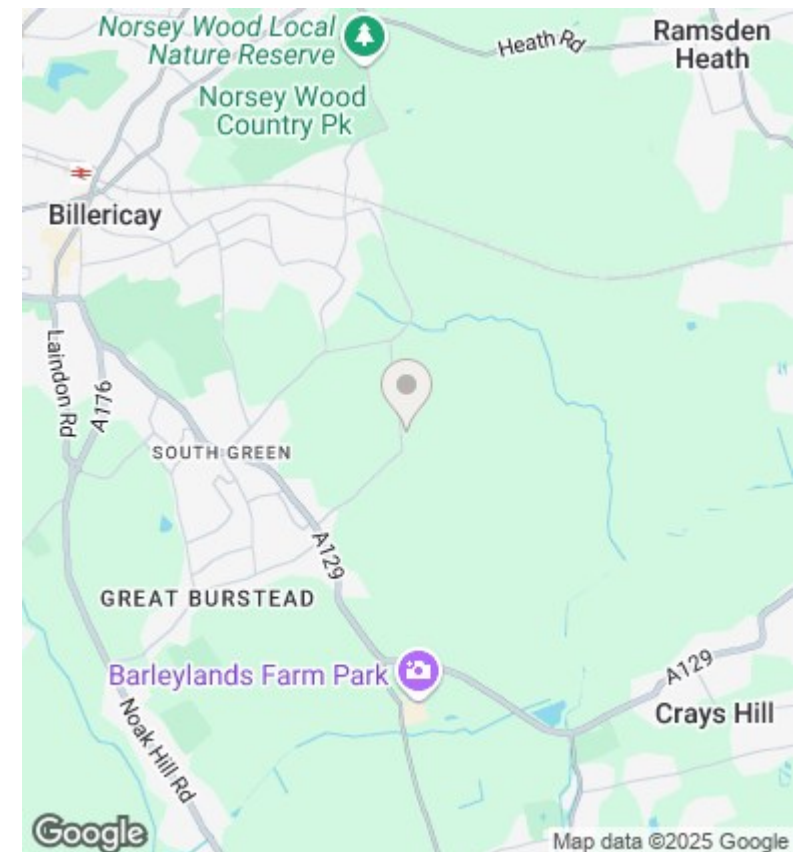
**EXTERIOR**











## Directions

106 High Street, Billericay, Essex, CM12 9BY  
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## 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 |                         | 100       |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 87                      |           |
| (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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