

ParaBar Estates



Graham Close, Billericay

Offers In The Region Of £600,000

- FOUR BEDROOMS (THREE DOUBLES)
- 100 FT REAR GARDEN
- BUTTSBURY & MAYFLOWER CATCHMENT
- DETACHED GARAGE & DRIVE FOR 2/3 CARS
- POPULAR CUL DE SAC LOCATION
- NO ONWARD CHAIN
- SCOPE TO EXTEND AND ENLARGE S.T.P.P

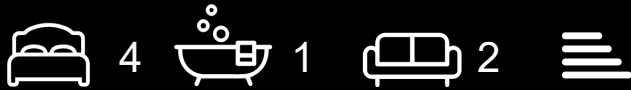
- LARGE QUIET CORNER PLOT
- NORTH BILLERICAY
- CLOAKROOM & UTILITY ROOM

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

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www.parabar.co.uk

Graham Close, Billericay

Available with no onward chain. Large 4 bedroom, 2 reception Room semi-detached house in a prime cul-de-sac location, with additional cloakroom and large utility room. Sizable plot with a 100 foot garden and with scope for future extension of the house to the side and rear S.T.P.P. Situated in a quiet and private corner at the end of the road, this house has ample off-road parking and a detached garage. The outstanding schools of Buttsbury and Mayflower are in close walking distance, and the house is within walking distance of Lake Meadows park and the station.



Council Tax Band: E



ENTRANCE HALL

BEDROOM

12 x 11

LOUNGE

17 x 12

DINING ROOM

11'8 x 8'10

KITCHEN BREAKFAST ROOM

18'5 x 8

UTILITY ROOM

10 x 7'2

CLOAKROOM

FIRST FLOOR

BEDROOM ONE

13 x 12

BEDROOM TWO

11'10 x 9

BEDROOM THREE

12 x 7'10

BATHROOM

10 x 7'10

GARAGE

17'4 x 9'5

EXTERIOR

100

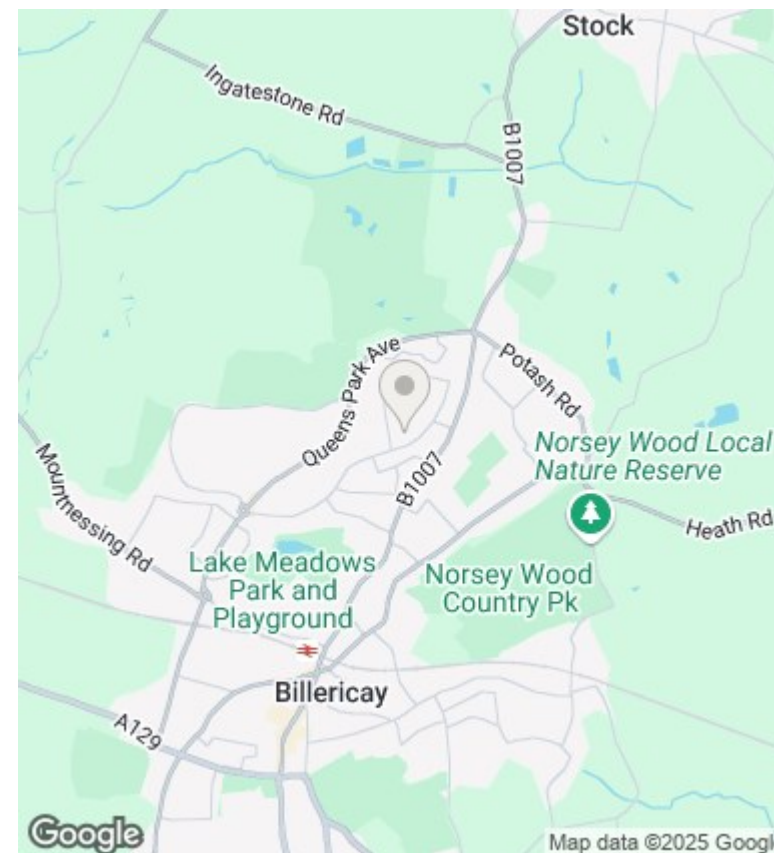






Total Area: 116.9 m² ... 1258 ft²

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

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

E

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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