

# ParaBar Estates



## Goldcrest Drive, Billericay

Asking Price £475,000

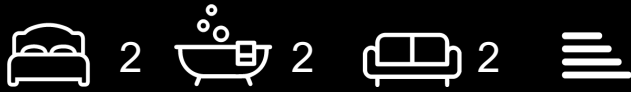
- DETACHED HOME
- MODERN KITCHEN
- GARAGE WITH PARKING
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- CONSERVATORY
- ENSUITE AND BATHROOM
- SHORT WALK TO NATURE RESEVERE
- LARGE LOUNGE

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

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www.parabar.co.uk

# Goldcrest Drive, Billericay

\* DETACHED HOME \* TWO DOUBLE BEDROOMS \* TWO BATHROOMS \* CLOAKROOM \* MODERN KITCHEN \* GARAGE WITH PARKING \* CONSERVATORY \* Stunning detached property located on the Mill Grange development within a short walk into the Nature Reserve and being sold with NO ONWARD CHAIN. This home is about one mile from Billericay High Street and has been kept in excellent condition by the current owners.



Council Tax Band:



**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

15'1 x 15'1

**KITCHEN**

15'1 x 8'8

**CONSERVATORY**

12'8 x 8'3

**FIRST FLOOR**

**BEDROOM ONE**

12'4" x 8'8"

**ENSUITE**

6'3 x 6

**BEDROOM TWO**

11'8 x 8'10

**FAMILY BATHROOM**

**GARAGE**

17 x 8'4

**EXTERIOR**





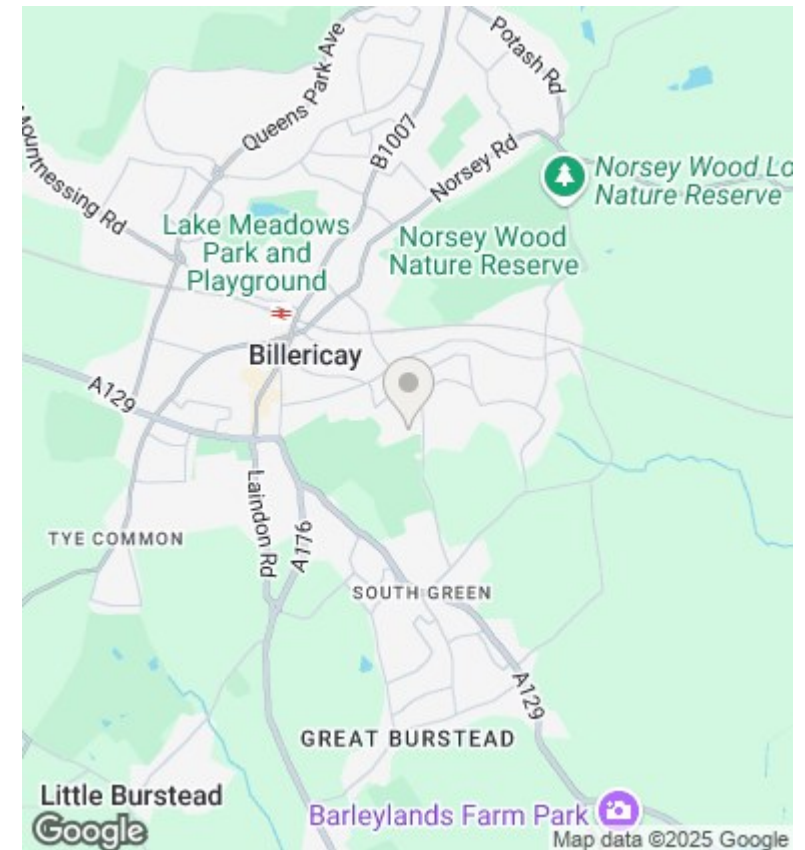






Total Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup>

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

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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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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