

# ParaBar Estates



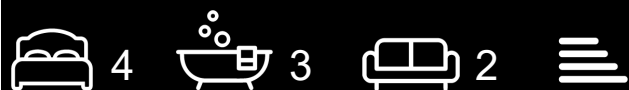
Coxes Farm Road, Billericay,  
Asking Price £1,000,000

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

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# Coxes Farm Road, Billericay CM11 2UB

\* EXCLUSIVE PRIVATE NEW BUILD DEVELOPMENT \* FOUR NEW HOMES ONLY \* ELECTRIC GATED ENTRY SYSTEM \* SEMI RURAL LOCATION \* FULLY INTEGRATED KITCHENS \* UNDER FLOOR HEATING SYSTEMS \* AIR SOURCE HEAT PUMPS \* DOUBLE CAR PORT PARKING \* WEATHER BOARD BARN STYLE \* THREE / FOUR BEDROOMS \* STUNNING VIEWS OVER FARMLAND \* READY TO VIEW NOW \* PLEASE CALL PARABAR ESTATES ON 01277 656563



Council Tax Band:



## **ENTRANCE HALL**

18 x 11

## **SNUG**

15'3 x 7

## **KITCHEN DINIR FAMILY ROOM**

25'6 x 17

## **FAMILY ROOM**

15 x 14

## **UTILITY ROOM**

10'6 x 7'8

## **CLOAKROOM**

## **FIRST FLOOR**

## **BEDROOM ONE**

16'10 x 12'3

## **ENSUITE**

## **BEDROOM TWO**

17 x 12'4

## **BEDROOM THREE**

12'6 x 12'3

## **FAMILY BATHROOM**

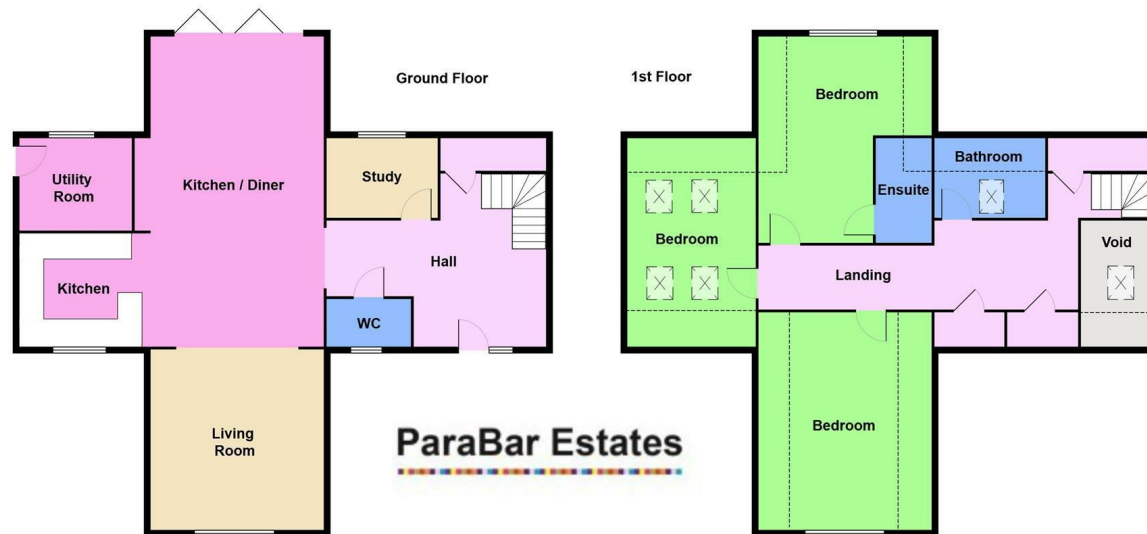
7 x 6

## **LANDING**

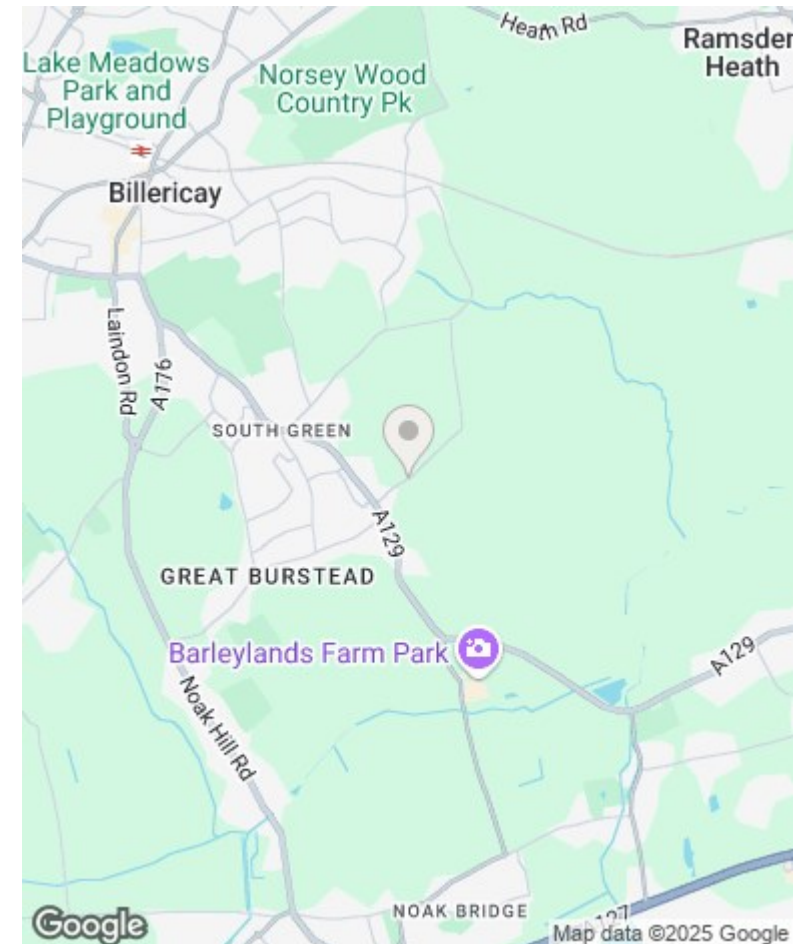
27 x 6

## **EXTERIOR**

## **DOUBLE CAR PORT**



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  
01277 65 65 63

## 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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