

ParaBar Estates



Prince Edward Road, Billericay

Guide Price £875,000

- STUNNING DETACHED FAMILY HOME
- LARGE MODERN KITCHEN DINER
- SEPARATE STUDY
- SPACIOUS DRIVEWAY FOR MULTIPLE VEHICLES
- LESS THAN 10 YEARS OLD
- THREE RECEPTION ROOMS
- CHAIN FREE
- FOUR/ FIVE BEDROOMS
- FOUR BATHROOMS
- GENEROUS LANDSCAPED REAR GARDEN WITH LARGE GAZEBO

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

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www.parabar.co.uk

Prince Edward Road, Billericay

* CHAIN FREE * STUNNING DETACHED FAMILY HOME * LESS THAN 10 YEARS OLD * FOUR/ FIVE BEDROOMS * LARGE MODERN KITCHEN DINER * THREE RECEPTION ROOMS * FOUR BATHROOMS * SEPARATE STUDY * GROUND FLOOR CLOAKROOM * GENEROUS LANDSCAPED REAR GARDEN WITH LARGE GAZEBO * SPACIOUS DRIVEWAY FOR MULTIPLE VEHICLES * This stunning spacious family home is less than 10 years old , but has been extensively improved by the current owners over the last five years to include :

* Garage Conversion - with under floor heating. * newly extended driveway (with lighting) to accommodate multiple cars * brand new front brick wall and railings (2023)

* beautifully landscaped rear garden including large gazebo with expansive patio entertaining area & garden lighting * CCTV front and sides * media wall in front room with fireplace * new karndean flooring in all the bedrooms/playroom/study * new modern radiators (2024) * brand new paneling throughout (2024) * new wardrobes in dressing room with lighting (2023)

* brand new tiling in kitchen (oct 2024) * brand new quartz worktop kitchen/utility (oct 2024)

* Brand new Media Wall to kitchen with fire place (oct 2024) * brand new showers and cubicles in main bedroom en-suite and bedroom three (2024) * fully boarded loft with storage cupboards.

* plantation shutters throughout * This immaculate home has also been redecorated at least once a year. Council tax band F.



Council Tax Band: F



ENTRANCE

LOUNGE

14'5" x 11'4"

STUDY

10'0" x 6'6"

PLAYROOM/ BEDROOM

22'5" x 9'4"

CLOAKROOM

SNUG ROOM OVERLOOKING GARDEN

12'7" x 10'9"

Looking out onto garden with lantern sky light

KITCHEN DINER

20'10" x 14'4"

Bi fold doors onto garden

UTILITY ROOM

FIRST FLOOR

MASTER BEDROOM

18'7" x 14'4" (including ensuite)

ENSUITE

BEDROOM TWO

14'7" x 13'3"

ENSUITE

BEDROOM THREE

13'8" x 11'4"

ENSUITE

BEDROOM FOUR / DRESSING ROOM

13'5" x 8'2" > 4'3"

BATHROOM

10'4" x 7'4"

EXTERIOR

Front: block paved drive way for 3/4 cars

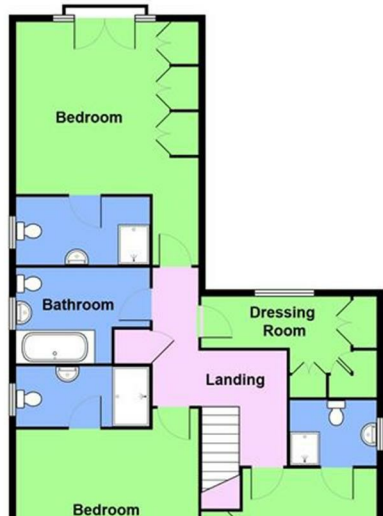
Rear: landscaped garden with patio seating areas & large gazebo



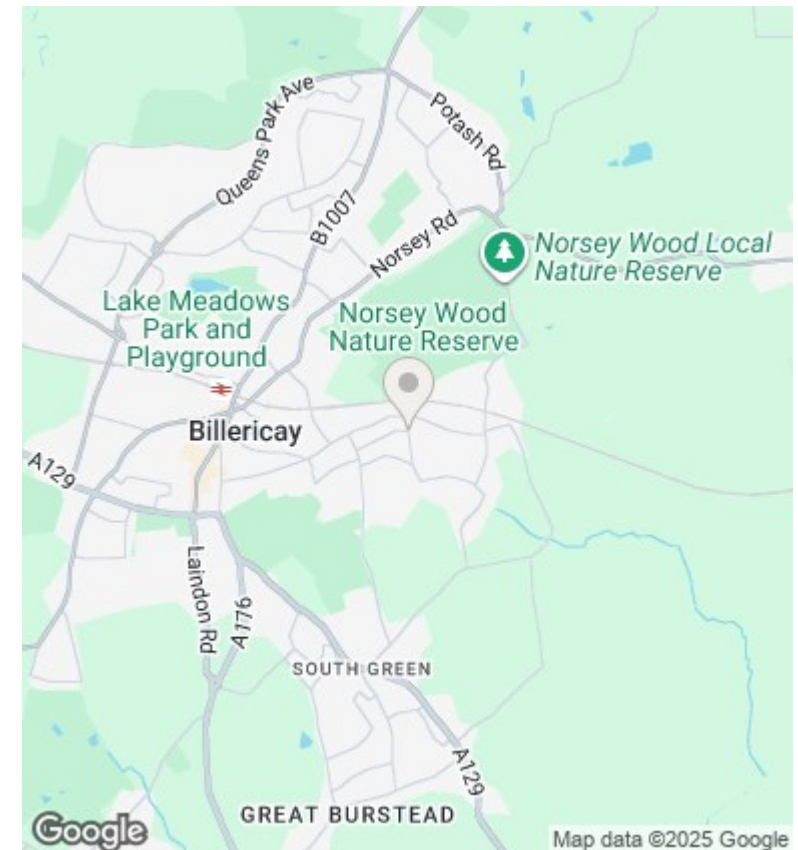
Ground Floor
Area: 108.5 m² ... 1168 ft²



1st Floor
Area: 88.1 m² ... 949 ft²







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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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