

# ParaBar Estates



## Whitesmith Drive, Billericay

Offers Over £350,000

- TWO BEDROOMS
- MODERN KITCHEN
- SECLUDED WEST FACING GARDEN
- QUIET CUL DE SAC
- 0.8 MILE TO BILLERICAY STATION
- LOUNGE DINER
- TWO PARKING SPACES
- RECENTLY REDECORATED
- CONSERVATORY
- GARAGE

106 High Street, Billericay, Essex, CM12 9BY  
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# Whitesmith Drive, Billericay

\* TWO BEDROOMS \* 0.8 MILE TO BILLERICAY STATION \* RECENTLY REDECORATED \* MODERN KITCHEN \* LOUNGE DINER \* CONSERVATORY \* SECLUDED WEST FACING GARDEN \* TWO PARKING SPACES \* GARAGE \* QUIET CUL DE SAC \* This modern home, situated in a quiet cul de sac has been lovingly maintained by the current owners & is within easy reach of station , shops & Lake Meadows Park. Council tax band C.



Council Tax Band: C



## **ENTRANCE HALL**

## **KITCHEN**

8'0" x 8'7"

## **LOUNGE DINER**

15'1" x 11'10"

## **CONSERVATORY**

26'2" x 32'9" x 26'2" x 3'3"

## **FIRST FLOOR**

## **BEDROOM ONE**

12'0" x 12'0"

## **BEDROOM TWO**

10'11" x 4'11"

## **BATHROOM**

8'0" x 4'11"

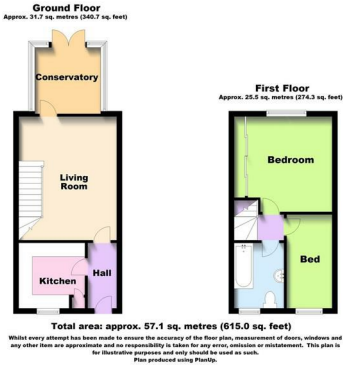
## **EXTERIOR**

Two allocated parking spaces in front of garage

Garage in block

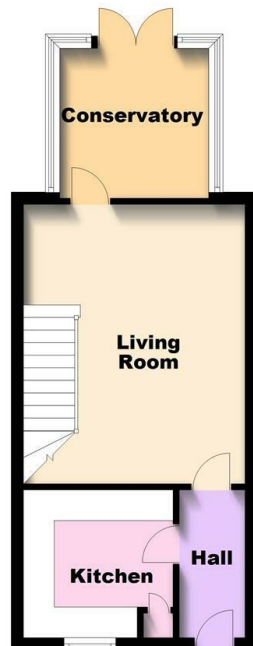
Rear: patio area, secluded west facing garden





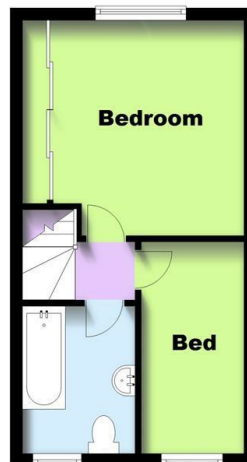
### Ground Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



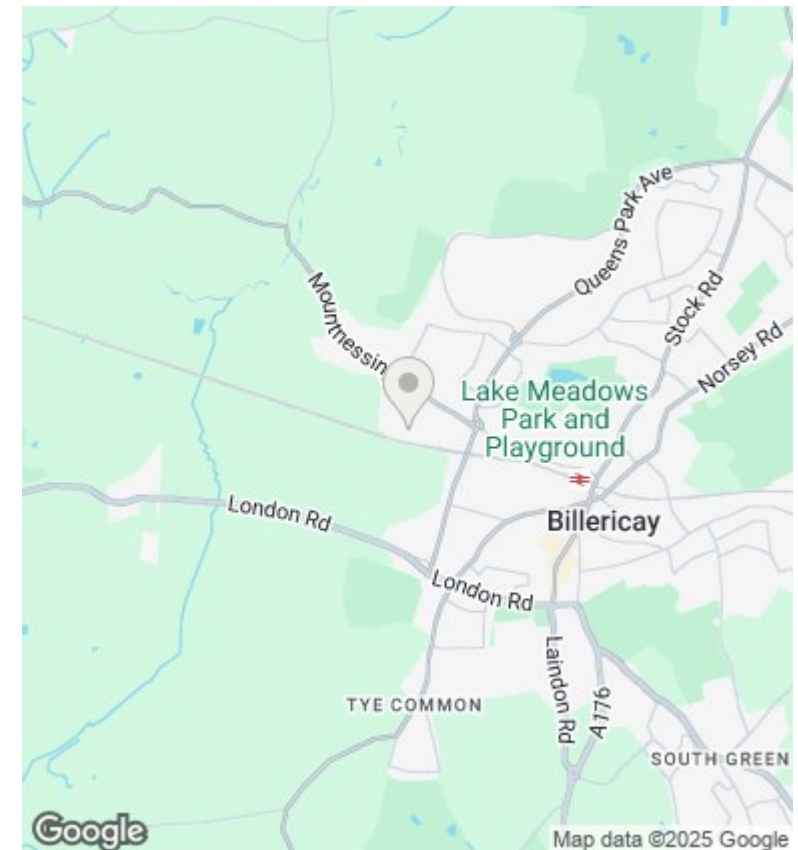
### First Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



**Total area: approx. 57.1 sq. metres (615.0 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 89        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      |           |
| (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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