

# ParaBar Estates



## Dedham Close, Billericay

Asking Price £475,000

- FOUR BEDROOMS
- SEMI DETACHED
- DINING AREA
- SUNNYMEDE SCHOOL CATCHMENT
- EXTENDED MODERN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- GARAGE IN A BLOCK
- GREAT SIZE LOUNGE
- SOUTH FACING GARDEN
- CUL DE SAC LOCATION

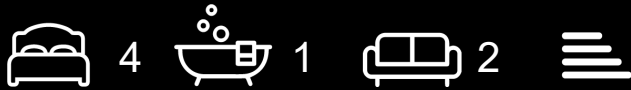
106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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# Dedham Close, Billericay

\* FOUR BEDROOMS \* EXTENDED HOME \* OPEN PLAN KITCHEN DINER FAMILY ROOM \* DOWNSTAIRS CLOAKROOM \* SOUTH FACING GARDEN \* GARAGE IN A BLOCK \* Situated in a Cul e Sac location is this extended four bedroom semi detached house with a good size lounge , a large kitchen diner family room, downstairs cloakroom and modern bathroom. this home also has a south facing garden and garage in a block.



Council Tax Band: D



**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

17 x 17

**KITCHEN**

22 x 18 red 9

**DINER**

10 x 8'2

**FIRST FLOOR**

**BEDROOM ONE**

13'4 x 10

**BEDROOM TWO**

9'7 x 8'2

**BEDROOM THREE**

9'9 x 8'3

**BEDROOM FOUR**

10 x 7

**FAMILY BATHROOM**

7 x 6

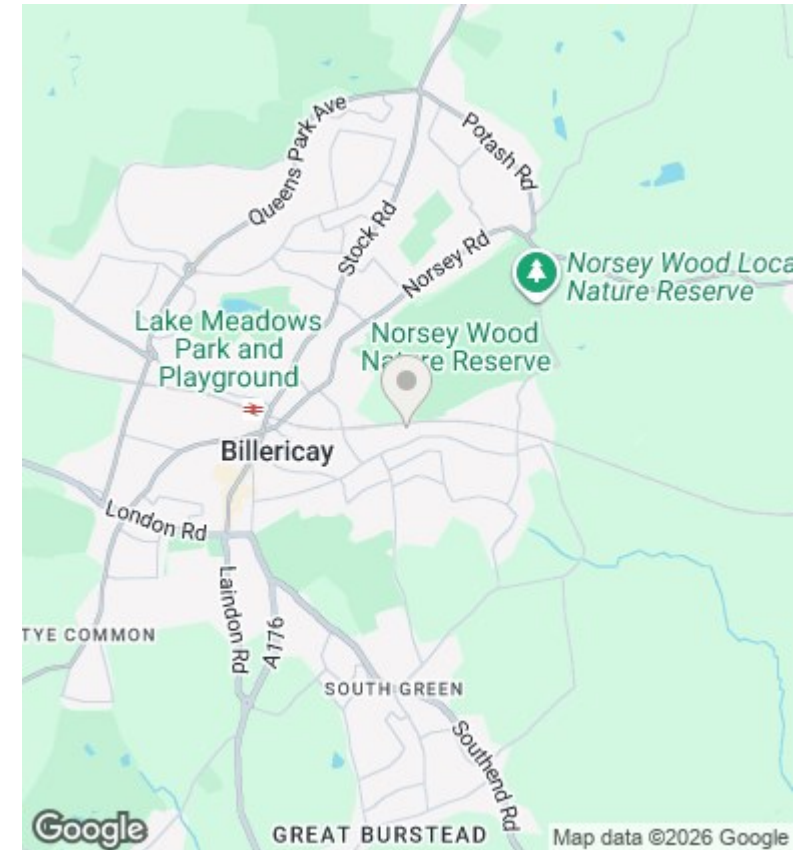
**EXTERIOR**

**GARAGE IN A BLOCK**









## 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

D

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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