

ParaBar Estates



Fitzroy Close, Billericay

Asking Price £875,000

- IMMACULATE CONDITION
- STUNNING KITCHEN FAMILY ROOM
- ENSUITE TO MASTER
- CHAIN FREE
- EXTENDED
- SNUG / STUDY
- UNDERFLOOR HEATING
- REFURBISHED THROUGHOUT 2022-2025
- FOUR DOUBLE BEDROOMS
- GARAGE

106 High Street, Billericay, Essex, CM12 9BY
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www.parabar.co.uk

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* IMMACULATE CONDITION * EXTENDED * REFURBISHED THROUGHOUT 2022-2025 * STUNNING KITCHEN FAMILY ROOM * SNUG / STUDY * FOUR DOUBLE BEDROOMS * ENSUITE TO MASTER * UNDERFLOOR HEATING * GARAGE * CHAIN FREE * This stunning Home boasts: a show stopping kitchen family room. This light filled space is the ultimate hub for modern living, seamlessly blending high-end integrated appliances (including four ovens) with dedicated areas for dining and casual relaxation, as well as two further reception rooms to the ground floor. To the first floor there are four generous double bedrooms, with ensuite to master & luxury family bathroom. Externally the property benefits from a South West facing garden with patio entertainment area & access to garage. There is also planning for a bar. The property is ideally positioned within the catchment areas for local schools, including the highly regarded Buttsbury Primary and Mayflower High School. Scenic open spaces like Lake Meadows and Norsey Woods are just a short distance away, while commuting is made effortless with the mainline railway station under a mile from your doorstep.



Council Tax Band: E



ENTRANCE HALL

KITCHEN FAMILY ROOM

31'2" x 13'2" <15'8"

LOUNGE

20'9" x 11'8"

STUDY / PLAYROOM

16'0" x 7'9"

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

15'1" x 11'11"

ENSUITE

11'3" x 4'6"

BEDROOM TWO

18'8" x 8'9"

BEDROOM THREE

12'7" x 10'2"

BEDROOM FOUR

15'4" x 12'11"> 7'6"

BATHROOM

10'5" x 6'0"

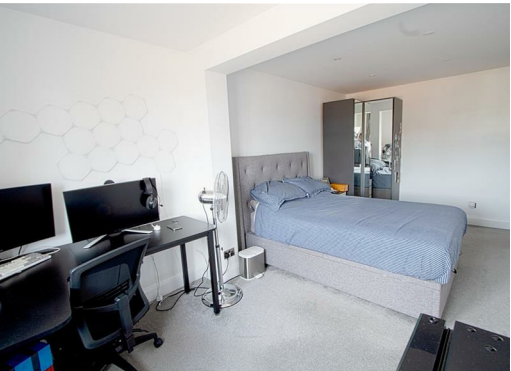
EXTERIOR

Front :

Rear : patio , barbecue family area
access to garage

GARAGE





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Ground Floor
Area: 95.8 m² ... 1031 ft²

1st Floor
Area: 78.6 m² ... 846 ft²

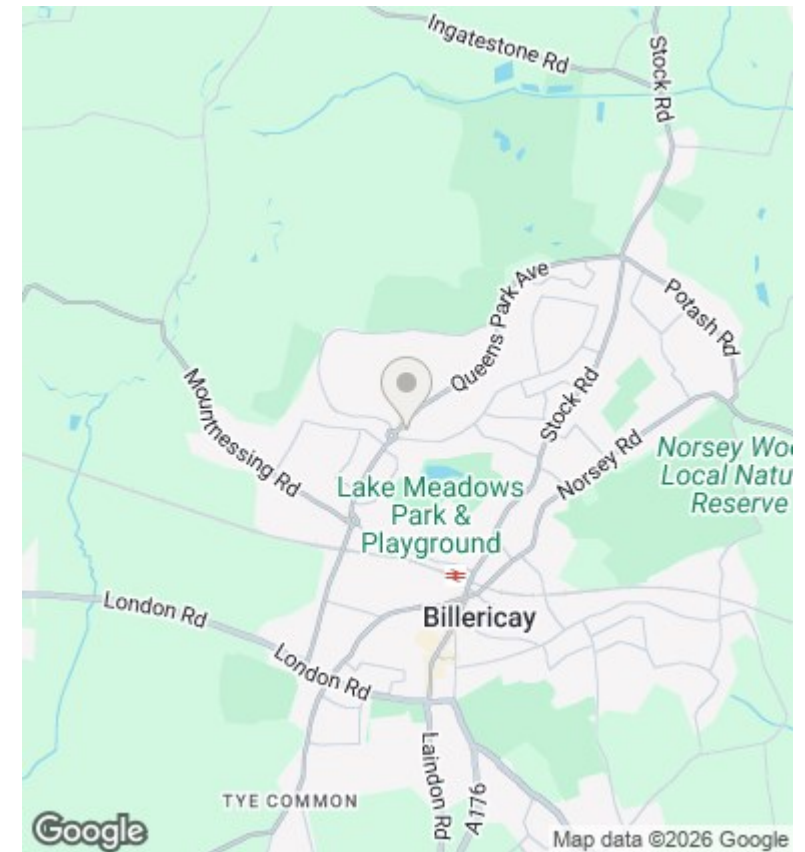


Total Area: 187.0 m² ... 2013 ft²

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.



AEW Energy Assessors Limited
Energy Performance Certificate / Floor Plans
1. energy assessing 100% fully digital 2. Lanesborough Road, Billericay



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(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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