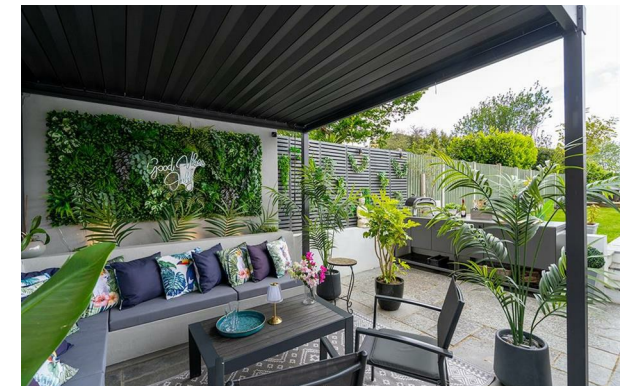


ParaBar Estates



Balmoral Close, Billericay

Asking Price £500,000

- EXCELLENT CONDITION
- 2ND RECEPTION/ GR FLOOR BEDROOM
- NEW GARDEN ROOM 2025
- GOOD SIZE GARDEN
- PLANNING GRANTED FOR LOFT & PORCH EXTENSIONS
- CLOAKROOM
- NEW ROOF 2025
- EXTENDED
- NEW PATIO WITH PAGODA 2025
- RECENTLY REPLACED WINDOWS

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

info@parabar.co.uk
www.parabar.co.uk

Balmoral Close, Billericay

* EXCELLENT CONDITION * PLANNING GRANTED FOR LOFT & PORCH EXTENSIONS * GOOD SIZE REAR GARDEN * SEMI DETACHED * EXTENDED * 2ND RECEPTION/ GROUND FLOOR BEDROOM * GROUND FLOOR CLOAKROOM * NEW PATIO WITH PAGODA 2025 * NEW GARDEN ROOM 2025 * NEW ROOF 2025 * RECENTLY REPLACED WINDOWS * NEW BOILER 2021 * GARAGE * This spacious family home has been extensively updated in the last 10 years to include : new boiler, new windows & since 2025 new roof , new patio with pagoda, new garden room & decked seating area to end of garden. Parking with drive to the front plus parking space at the rear, In front of the garage.

(Planning permission granted in 2024 for new extended porch with W/C and for loft conversion with Juliet balcony)



Council Tax Band: C



ENTRANCE HALL

LOUNGE DINER

24'0" x 11'5" >8'10"

RECEPTION TWO/ BEDROOM

10'9" x 8'2"

KITCHEN

13'3" x 8'9"

CLOAKROOM

8'8"x .262'5"

FIRST FLOOR

MASTER BEDROOM

12'5" x 11'5"

BEDROOM TWO

11'4" x 9'1"

BEDROOM THREE

8'4" x 8'2"

BATHROOM

7'4" x 5'10"

EXTERIOR

Front : driveway

Rear : patio seating area with pagoda , lawn, garden room , decked seating area at end of garden

GARDEN ROOM

11'11" x 9'1"

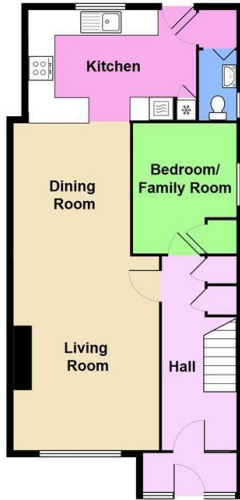
GARAGE

14'11" x 8'4"



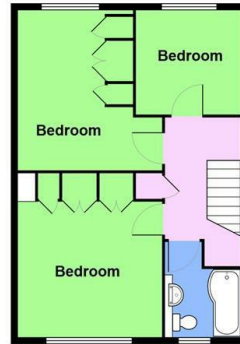


Ground Floor
Area: 58.4 m² ... 629 ft²



ParaBar Estates

1st Floor
Area: 42.4 m² ... 456 ft²

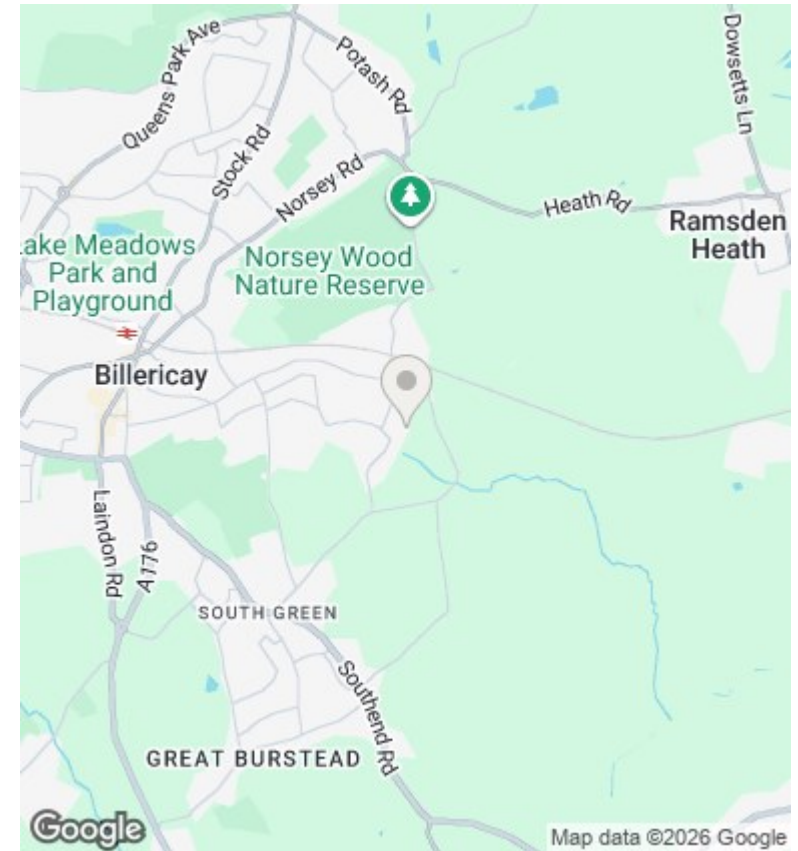


Total Area: 100.8 m² ... 1085 ft²

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 to be used as such.



AWW Energy Assessors Limited
Energy Performance Certificate: Four Stars
T: 01277 656333 E: info@parabar.co.uk W: www.parabar.co.uk



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

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

info@parabar.co.uk
www.parabar.co.uk