



## Meadow Rise, Billericay

Asking Price £425,000

- FOUR BEDROOMS
- 0.6 OF A MILE TO BILLERICAY STATION
- TOWN HOUSE
- NO ONWARD CHAIN
- KITCHEN DINER
- GARAGE WITH PARKING
- SECLUDED REAR GARDEN
- CLOAKROOM
- LARGE LOUNGE
- SHORT WALK TO MILL MEADOWS NATURE RESERVE

106 High Street, Billericay, Essex, CM12 9BY  
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# Meadow Rise, Billericay

\* FOUR BEDROOMS \* KITCHEN DINER \* CLOAKROOM \* GARAGE WITH PARKING \* SECLUDED REAR GARDEN \* 1/2 A MILE FROM HIGH STREET \* SPACIOUS TOWN HOUSE \* Great size home situated within a short walk of High Street, Billericay Station , and local shops . This four bedroom home offers great size rooms , with off street parking , a garage and secluded rear garden. The property is also being sold with NO ONWARD CHAIN.



Council Tax Band: C



**ENTRANCE HALL**

**CLOAKROOM**

**KITCHEN DINER**

15 x 11'1

**FIRST FLOOR**

**LOUNGE**

15'1 x 12'2

**BEDROOM FOUR / STUDY**

9 x 8'8

**BATHROOM**

6'5 x 6

**SECOND FLOOR**

**BEDROOM ONE**

12'5 x 11'10

**BEDROOM TWO**

13 x 8

**BEDROOM THREE**

9'3 x 6'8

**EXTERIOR**

**GARAGE**

16'4 x 8'6



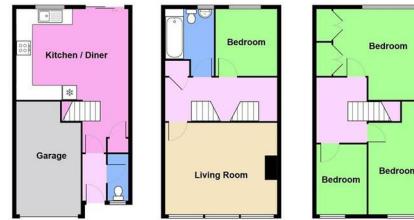


Parabat Estates

Ground Floor  
Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>

1st Floor  
Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>

2nd Floor  
Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>



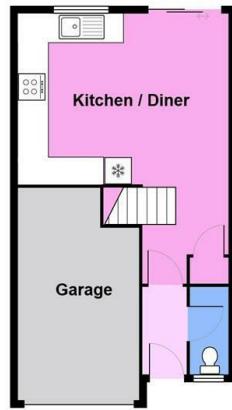
Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and rooms are approximate and no responsibility will be accepted for any error, omission or mis-statement.

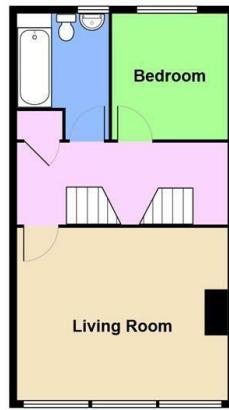


# ParaBar Estates

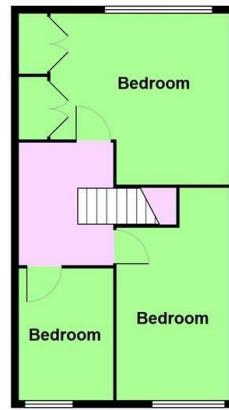
Ground Floor  
Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>



1st Floor  
Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>



2nd Floor  
Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>

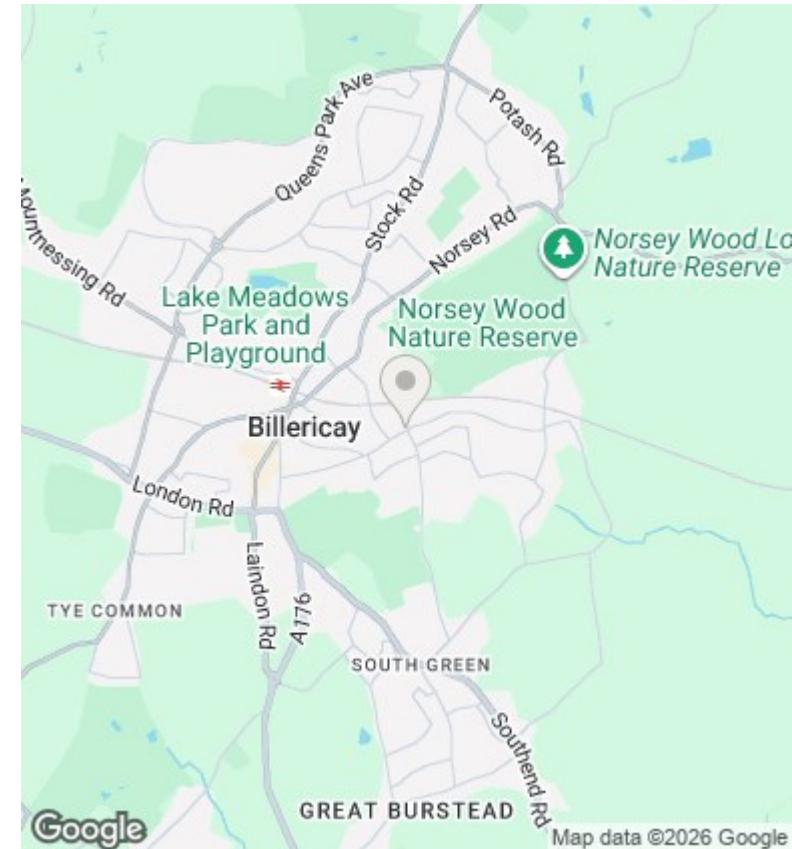


Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

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.



AIW Energy Assessors Limited  
Energy Performance Certificate, Page 1 of 2  
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## 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		
(81-91) B		
(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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