

# ParaBar Estates



## Outwood Common Road, Billericay

Asking Price £600,000

- IMMACULATE CONDITION
- MODERN REFITTED KITCHEN DINER 2018
- GROUND FLOOR CLOAKROOM
- DRIVEWAY FOR THREE /FOUR CARS
- 1930'S CHARACTER STYLE SEMI
- NEW ENSUITE 2024
- GOOD SIZE RECENTLY LANDSCAPED GARDEN
- COMPLETE ONWARD CHAIN
- UTILITY ROOM
- GARAGE

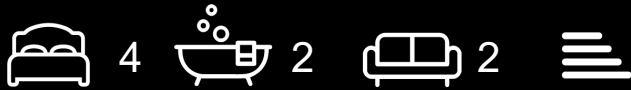
106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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



# Outwood Common Road, Billericay

\* COMPLETE ONWARD CHAIN \* IMMACULATE CONDITION \* 1930'S CHARACTER STYLE SEMI \* FOUR GOOD SIZE BEDROOMS \* MODERN REFITTED KITCHEN DINER 2018 \* NEW ENSUITE 2024 \* UTILITY ROOM \* GROUND FLOOR CLOAKROOM \* GOOD SIZE RECENTLY LANDSCAPED GARDEN \* GARAGE \* RECENTLY REPLACE BOILER \* This immaculate family home has been lovingly maintained by the current owners including in recent years : newly refitted kitchen diner with bi- fold doors (2018), new ensuite 2024, new utility room, replacement windows back & side plus front door , landscaped garden 3- 4years ago & recently replace boiler. Council tax band D



Council Tax Band: D



**ENTRANCE**

**LOUNGE**

11'9" (into bay ) x 11'1"

**KITCHEN DINER**

20'0" x 13'11" < 16'9"

**UTILITY**

6'4" x 6'2"

**CLOAKROOM**

5'6" x 3'3", 16'4"

**FIRST FLOOR**

**MASTER BEDROOM**

12'4" x 11'0"

access to ensuite

**ENSUITE**

8'1" x 2'9"

**BEDROOM TWO**

10'9" x 10'4"

bespoke slide robes

**BEDROOM THREE**

12'7" (into bay) x 9'6"

**BEDROOM FOUR**

14'2" x 7'6"

**BATHROOM**

6'9" x 6'2"

**INTEGRAL GARAGE**

**EXTERIOR**

front : driveway for multiple vehicles

rear: two landscaped family seating / entertainment areas, shed

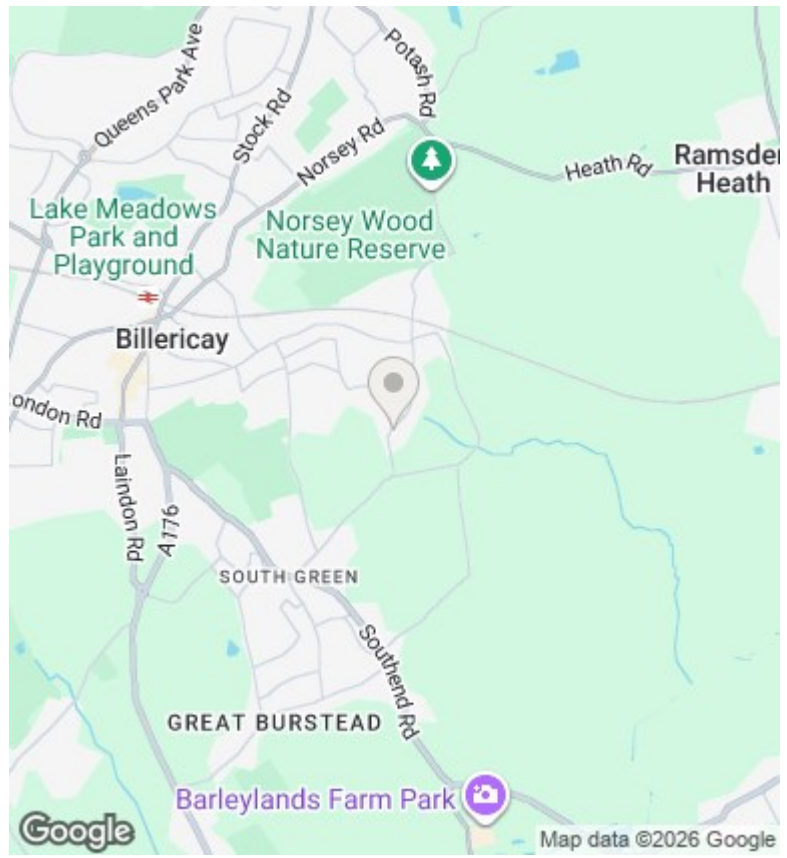






Total Area: 128.2 m<sup>2</sup> ... 1380 ft<sup>2</sup>

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.



### Directions

### 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	

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

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