

ParaBar Estates



Graham Close, Billericay

Asking Price £600,000

- FOUR BEDROOMS
- BUTTSBURY AND MAYFLOWER SCHOOLS
- CUL DE SAC LOCATION
- NO ONWARD CHAIN
- KITCHEN BREAKFAST ROOM
- DETACHED GARAGE WITH PARKING
- CORNER PLOT WITH SCOPE TO EXTEND
- 100 FT REAR GARDEN
- CLOAKROOM AND UTILITY ROOM
- NEW CARPETS THROUGHOUT

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

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

Graham Close, Billericay

AVAILABLE WITH NO ONWARD CHAIN. Large 4 bedroom, 2 reception Room semi-detached house in a prime cul-de-sac location, with additional cloakroom and large utility room. Sizable plot with a 100 foot garden and with scope for future extension of the house to the side and rear S.T.P.P. Situated in a quiet and private corner at the end of the road, this house has ample off-road parking and a detached garage. The outstanding schools of Buttsbury and Mayflower are in close walking distance, and the house is within walking distance of Lake Meadows park and the station.



Council Tax Band: E



ENTRANCE HALL

LOUNGE

17 x 12

KITCHEN BREAKFAST ROOM

18'5 x 8

FAMILY ROOM

11'8 x 8'10

UTILITY ROOM

10 x 7'2

CLOAKROOM

BEDROOM FOUR

12 x 11

FIRST FLOOR

BEDROOM ONE

13 x 12

BEDROOM TWO

11'10 x 9

BEDROOM THREE

12 x 7'10

BATHROOM

10 x 7'10

EXTERIOR

100

DETACHED GARAGE

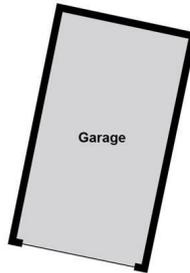
17'4 x 9'5







ParaBar Estates



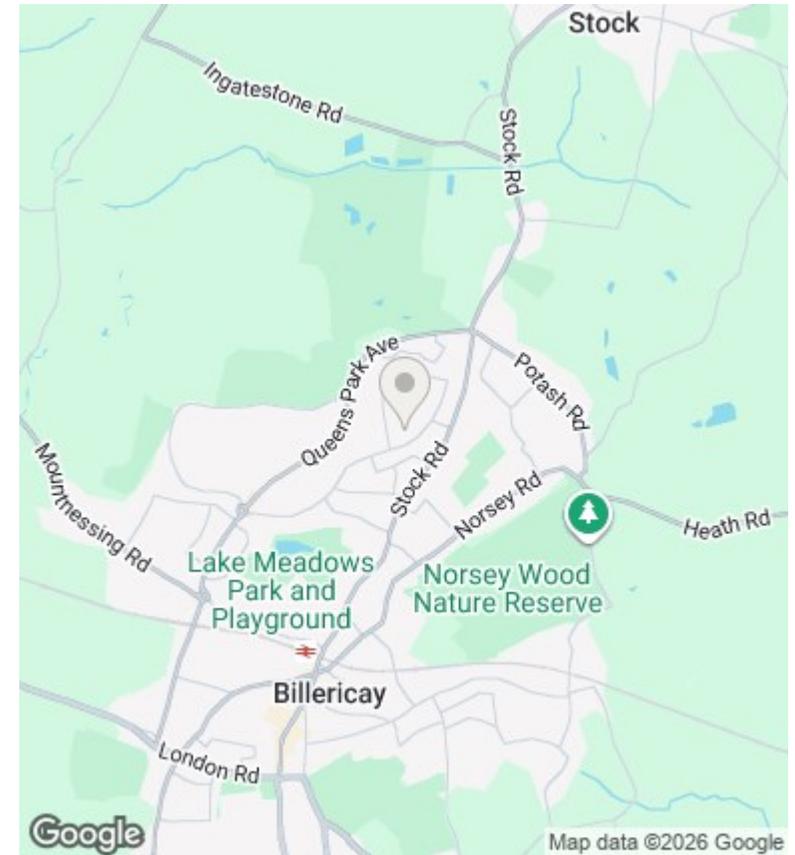
Total Area: 132.6 m² ... 1427 ft²

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.

1st Floor
Area: 49.7 m² ... 534 ft²



AIW Energy Assessors Limited
Energy Performance Certificates - Floor Plans
T: 01277 656363 E: info@aiwenergy.co.uk



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

E

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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