

# ParaBar Estates



## Weir Wynd, Billericay

Asking Price £1,100,000

- LOCATION LOCATION LOCATION
- STUNNING KITCHEN DINER FAMILY ROOM
- ENSUITE TO MASTER
- SOUGHT AFTER CUL DE SAC LOCATION
- FOUR DOUBLE BEDROOMS
- SHORT WALK TO HIGH STREET
- LARGE DRIVEWAY WITH PARKING
- FOUR RECEPTION ROOMS
- QUILTERS SCHOOL CATCHMENT
- UTILITY ROOM

106 High Street, Billericay, Essex, CM12 9BY  
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# Weir Wynd, Billericay

\* LOCATION \* LOCATION \* LOCATION \* STUNNING FOUR BEDROOM HOME \* STUNNING KITCHEN DINER FAMILY ROOM \* FOUR RECEPTION ROOMS \* TWO BATHROOMS & CLOAKROOM \* Situated in a desirable location within a short walk to Billericay High Street is this Stunning four bedroom home which has been refurbished and updated to an excellent standard. This home is a beautifully positioned residence offering generous living space and fantastic opportunity to create a wonderful family home. There are four receptions rooms ,open plan kitchen diner family room ,large utility great size lounge and Bi folds from the kitchen onto the secluded garden. Outside there is a secluded rear and side garden with hot tub area which offers a great entertaining space to relax with the family. Weir Wynd as mentioned is an exclusive Cul De Sac within a short walk to Mill Meadow Nature Reserve , High street and Station as well as a short walk to Quilters & Billericay Schools.



Council Tax Band: F



**FRONT VIEW**

**ENTRANCE HALL**

19 x 5'10

**CLOAKROOM**

**KITCHEN DINER**

25'8 x 13'4

**GARDEN ROOM**

15'8 x 10'7

**LOUNGE**

18'10 x 11'10

**PLAYROOM**

11'10 x 10'5

**UTILITY ROOM**

12'6 x 6'5

**STUDY**

8 x 7'10

**FIRST FLOOR**

**BEDROOM ONE**

16'1 x 11'10

**ENSUITE**

**BEDROOM TWO**

12 x 11'3

**BEDROOM THREE**

13 x 8

**BEDROOM FOUR**

11 x 8'10

**FAMILY BATHROOM**

7'8 x 5'8

**EXTERIOR**

**PARKING**



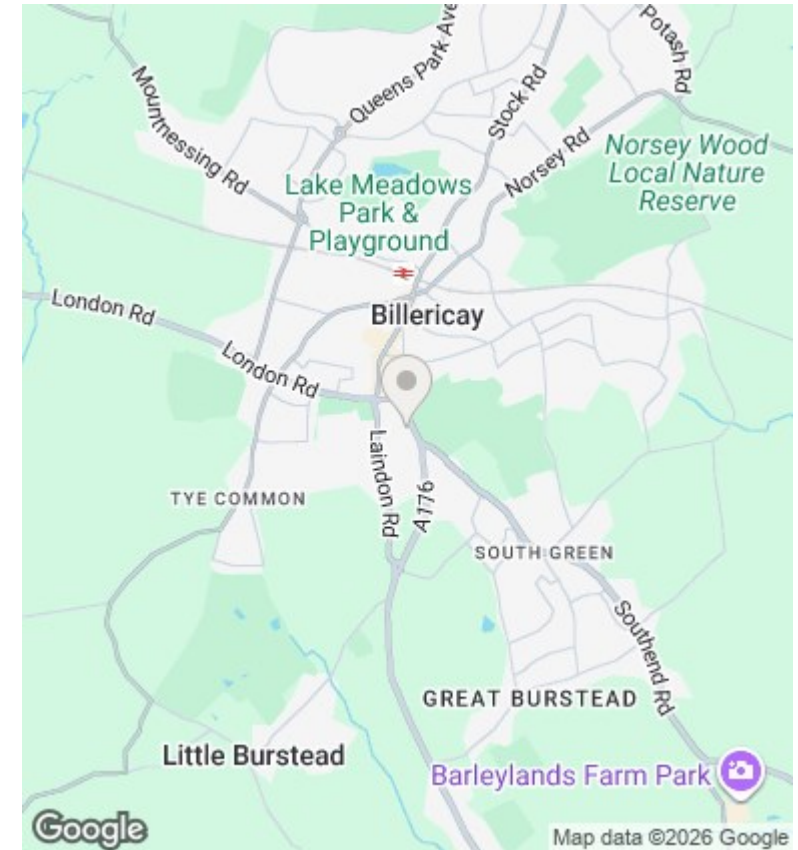


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Total Area: 182.0 m<sup>2</sup> ... 1959 ft<sup>2</sup>

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 to be used as such.



## 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

F

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>		70	77
(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	

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