

# ParaBar Estates



## Graham Close, Billericay

Asking Price £750,000

- FOUR BEDROOMS
- BUTTSBURY AND MAYFLOWER SCHOOLS CATCHMENT
- PREVIOUS PLANS DRAWN UP FOR EXTENTION
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- THREE RECEPTION ROOMS
- 21 FT SIDE PLOT
- DETACHED GARAGE
- MODERN ENSUITE AND FAMILY BATHROOM
- MODERN KITCHEN DINER
- CLOAKROOM

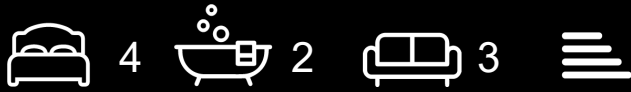
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# Graham Close, Billericay

\* FOUR DOUBLE BEDROOMS \* THREE RECEPTION ROOMS \* BUTTSBURY AND MAYFLOWER SCHOOLS \* \* SIDE PLOT WITH PREVIOUS PLANNING \* GARAGE WITH LARGE DRIVEWAY \* SECLUDED REAR GARDEN \* STUNNING KITCHEN DINER \* Located in a Cul De Sac in North Billericay is this great size four bedroom semi detached home with further scope to extend at side. The property has parking for several cars a detached garage and has been kept in excellent condition by the current owner.



Council Tax Band: E



**ENTRANCE HALL**

17'10 x 8

**FAMILY ROOM / OFFICE**

12 x 11'5

**LOUNGE**

17 x 12

**CLOAKROOM**

**KITCHEN DINER**

21 x 13'10

**GARDEN ROOM**

11'10 x 8'10

**BEDROOM ONE**

13'5" x 11'5"

**ENSUITE**

**FIRST FLOOR**

**BEDROOM TWO**

15'8 x 12

**BEDROOM THREE**

13'1 x 12

**BEDROOM FOUR**

12 x 7'10

**FAMILY BATHROOM**

10 x 7'8

**EXTERIOR**

**GARAGE**

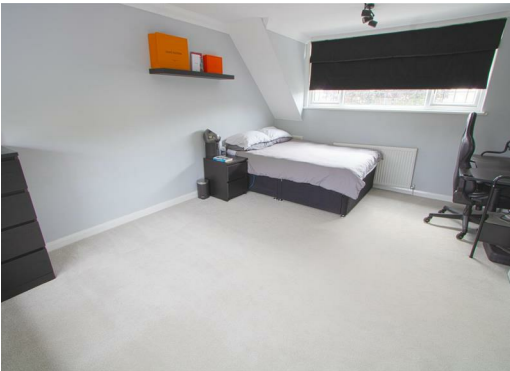
16'3 x9'8

**DRIVEWAY**



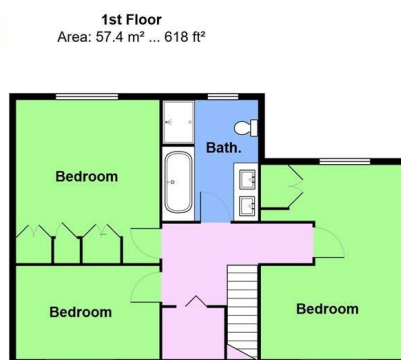




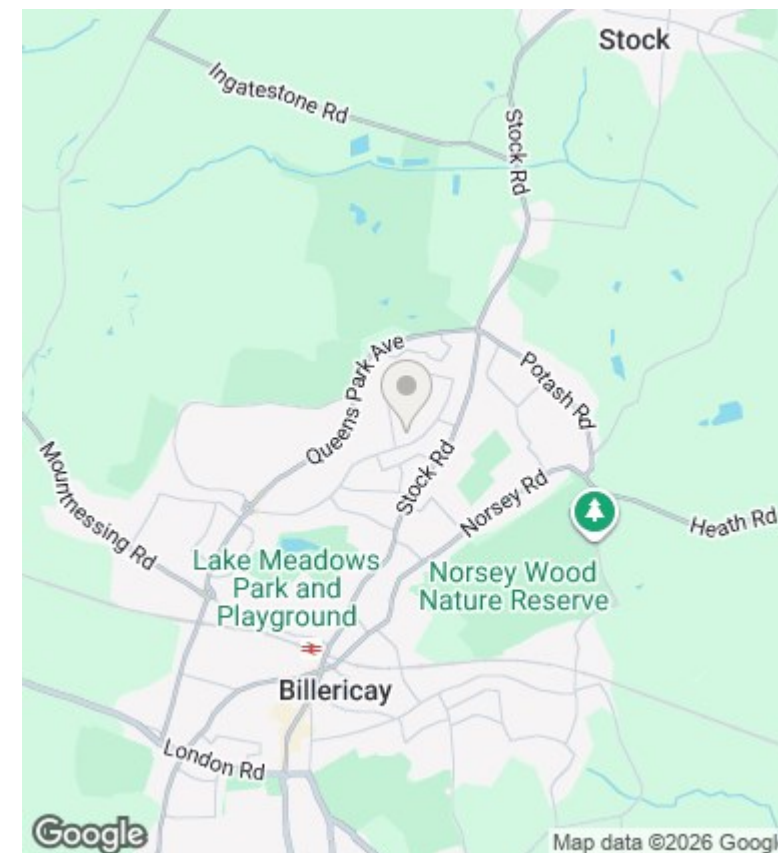




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**Total Area: 172.8 m<sup>2</sup> ... 1860 ft<sup>2</sup>**  
Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



## Directions

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

E

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	

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