



## 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

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

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

# 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**

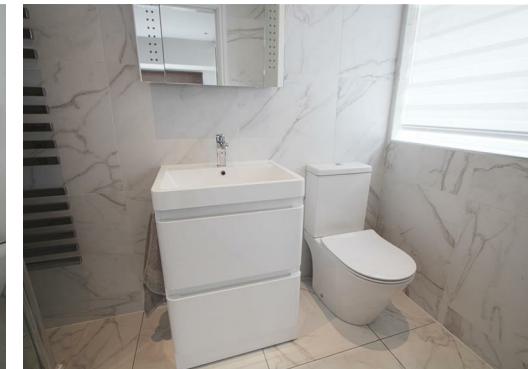
10 x 7'8

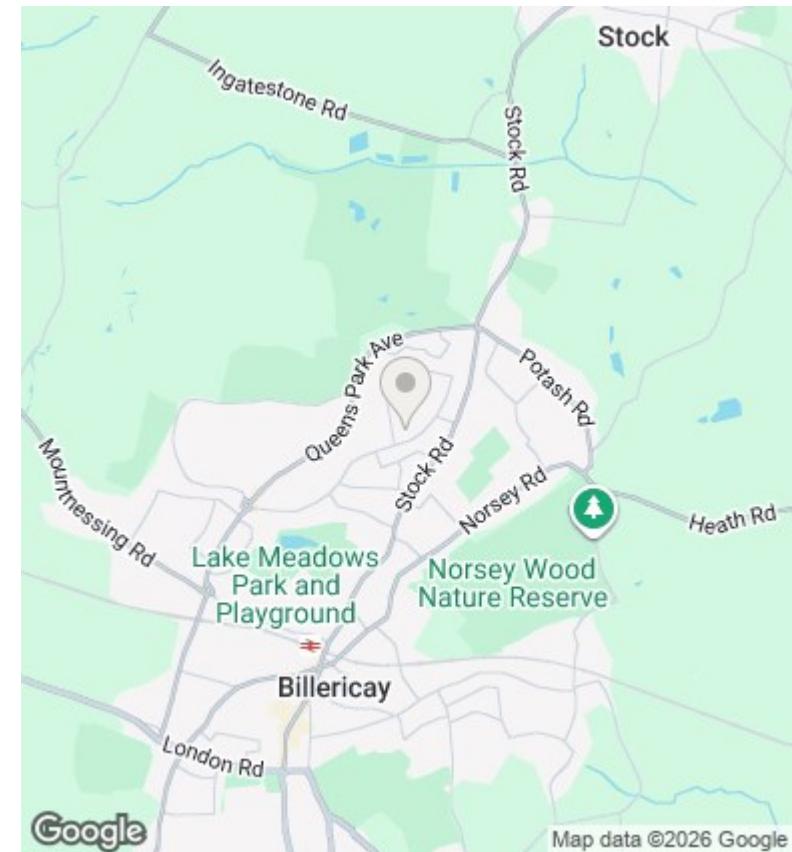
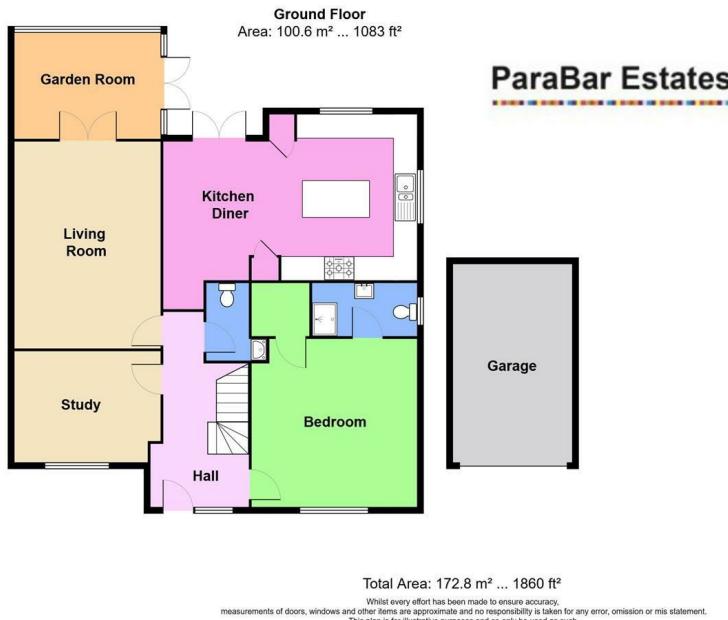
**EXTERIOR****GARAGE**

16'3 x9'8

**DRIVEWAY**







## Directions

## 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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