

ParaBar Estates



Brabner Gardens, Billericay,

Asking Price £525,000

- THREE/ FOUR BEDROOMS
- 110FT X 50FT REAR GARDEN
- DOWNHAM SCHOOL
- OWN DRIVEWAY
- THREE BATHROOMS
- VILLAGE LOCATION
- SCOPE TO EXTEND S.T.P.P
- FOUR RECEPTION ROOMS
- CUL DE SAC LOCATION
- SEMI DETACHED

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Brabner Gardens, Billericay CM11 1NQ

* PLANS PREVIOUSLY PASSED FOR DOUBLE STOREY EXTENSION *THREE / FOUR BEDROOMS * THREE BATHROOMS * FOUR RECEPTION ROOMS * 110FT X 50FT GARDEN * SCOPE TO EXTEND S.T.P.P * VILLAGE LOCATION * Situated in a quiet Cul De Sac in the village of Ramsden Heath is this quaint cottage style property.

 4  2  3  D

Council Tax Band: D



DESCRIPTION

* PLANS PREVIOUSLY PASSED FOR DOUBLE STOREY EXTENSION *
FOUR BEDROOMS * THREE BATHROOMS * FOUR RECEPTION ROOMS *
110FT X 50FT GARDEN * SCOPE TO EXTEND S.T.P.P * VILLAGE
LOCATION * Situated in a Cul De Sac in the village of Ramsden Heath is this
great size four bedroom semi detached cottage style property. This home also
has a large rear garden. . Council tax band D

ENTRANCE HALL**LOUNGE**

18'0" x 14'0"

DINING ROOM

16'0" x 10'0"

KITCHEN

10'0" x 9'0"

UTILITY ROOM

12'0" x 10'8"

FAMILY ROOM

10'0" x 7'0"

DOWNSTAIRS BATHROOM

7'0" x 5'0"

CONSERVATORY

10'0" x 8'0"

FIRST FLOOR**BEDROOM ONE**

12'0" x 8'10"

ENSUITE**BEDROOM TWO**

11'0" x 8'10"

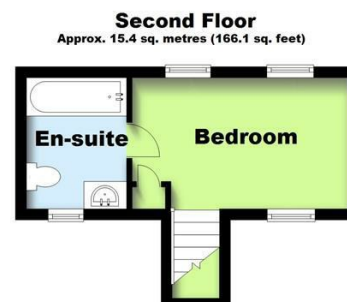
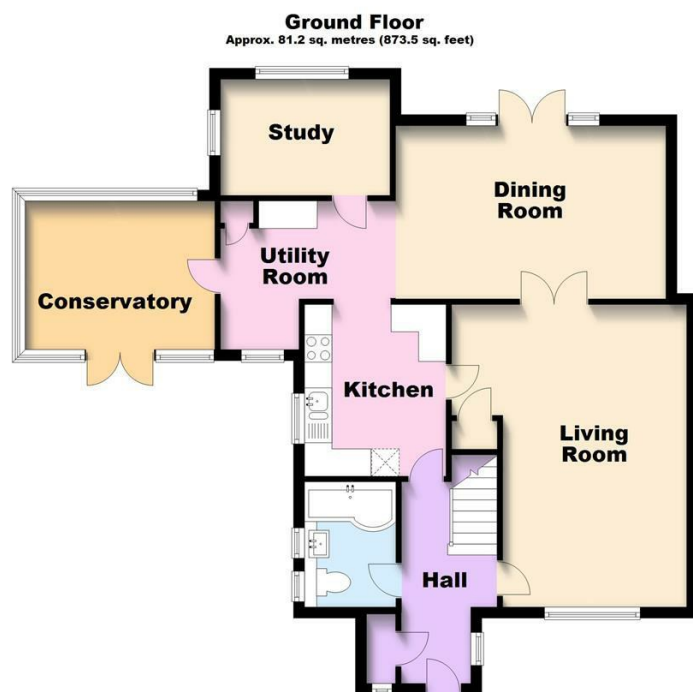
BEDROOM THREE

9'0" x 7'0"

SECOND FLOOR**LOFT ROOM**

16'10" x 8'0"

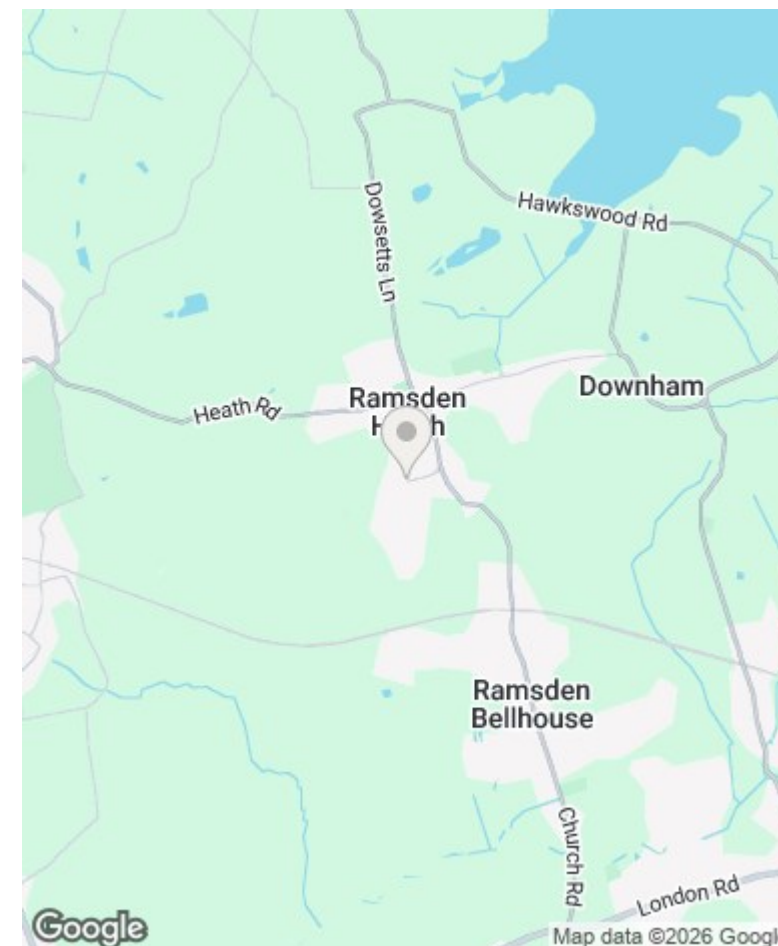
EXTERIOR**PARKING**



Total area: approx. 135.0 sq. metres (1453.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.



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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(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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