

# ParaBar Estates



## Southlands Road, Billericay

Offers Over £1,000,000

- THREE BEDROOM DETACHED HOME
- 0.9 OF AN ACRE PRIVATE ROAD
- LAWN MOWER SHED
- NO ONWARD CHAIN

- THREE BEDROOM DETACHED BUNGALOW ANNEX
- NUMEROUS OUTBUILDINGS
- SOUTH FACING GARDENS

- TWO ENSUITES AND DOWNSTAIRS SHOWER ROOM
- LARGE IN AND OUT DRIVEWAY WITH CAR PORT
- LARGE LOUNGE AND DINING ROOM IN MAIN HOUSE

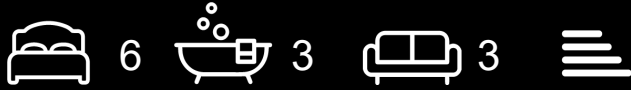
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# Southlands Road, Billericay

\* THREE BEDROOM DETACHED HOUSE \* THREE BEDROOM DETACHED BUNGALOW \* 0.9 OF AN ACRE \* SEVERAL DETACHED OUTBUILDINGS \* TWO ENSUITES IN MAIN HOUSE \* CAR PORT \* IN AND OUT DRIVEWAY \* SOUTH FACING GARDENS \* PARKING FOR SEVERAL CARS \* Two detached homes located in a private road on the outskirts of Billericay in a semi rural location, within easy access to the A127 and M25. These homes would be suit two families living together as there is ample parking and large garden areas as well as several large storage shed for multi purpose use. These properties are also being sold with NO ONWARD CHAINS.



Council Tax Band:



**MAIN HOUSE**

**ENTRANCE HALL**

**OFFICE / BEDROOM THREE**

11 x 9'8

**LOUNGE**

18 x 14'2

**DINING ROOM**

16'8 x 14

**KITCHEN**

14'4 x 10'8

**DOWNSTAIRS SHOWER ROOM**

9'10 x 5'10

**FIRST FLOOR**

**BEDROOM ONE**

20'4 x 11'8

**ENSUITE**

7'2 x 5'6

**BEDROOM TWO**

15'1 x 11

**ENSUITE**

8 x 5

**CAR PORT**

**EXTERIOR**

**LARGE STORE**

35 x 10'8

**GYM**

20 x 11

**LAWN MOWER STORE**

18 x 11

**SHED**

53 x 11

**BARN STYLE SHED**

45 x 31

**LAST SHED**

38 x 15

**ANNEX**

**ANNEX LOUNGE**

16'3 x 15'2

**ANNEX KITCHEN**

12'10 x 6'5

**ANNEX DINING AREA**

18 x 10'4

**ANNEX BEDROOM ONE**

12'8 x 12'3

**ANNEX BEDROOM TWO**

15'6 x 7

**ANNEX BEDROOM THREE**

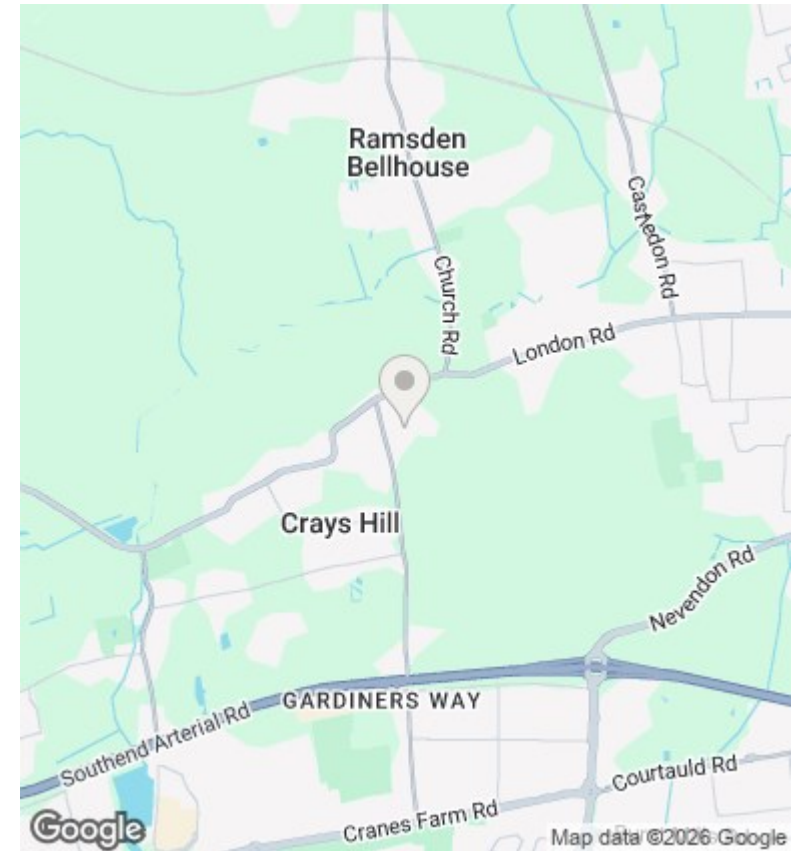
7 x 5'10

**ANNEX SHOWER ROOM**





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## 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

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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