

ParaBar Estates



Whinhams Way,, Billericay

Offers Over £625,000

- IMMACULATE CONDITION
- MASTERBEDROOM WITH VAULTED CEILING & WALK IN WARDROBE
- UTILITY
- 0.6 MILE TO STATION
- EXTENDED & REFURBISHED TO HIGHEST LEVEL
- ENSUITE TO MASTER
- GROUND FLOOR CLOAKROOM
- FOUR BEDROOMS
- STUDY/ PLAYROOM
- SECLUDED SOUTH FACING GARDEN

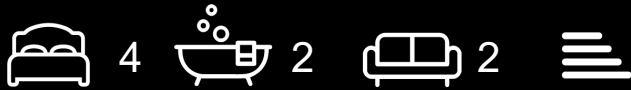
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www.parabar.co.uk



Whinams Way,, Billericay

* IMMACULATE CONDITION * EXTENDED & REFURBISHED TO THE HIGHEST LEVEL * FOUR BEDROOMS * MASTER BEDROOM WITH VAULTED CEILING & WALK IN WARDROBE * ENSUITE TO MASTER * STUDY/ PLAYROOM * UTILITY * GROUND FLOOR CLOAKROOM * SECLUDED SOUTH FACING GARDEN * 0.6 MILE TO BILLERICAY STATION. This stunning family home has been extended & lovingly remodeled by the current owners within the last 3-4 years. Internally offering the perfect blend of contemporary open plan style & family functionality. Boasting an impressive master bedroom with vaulted ceiling, walk in wardrobe plus ensuite & three further good size bedrooms. The ground floor flows with a light airy L - shape lounge into kitchen family area overlooking the garden, with stylish refitted kitchen leading to separate utility room & cloakroom. This is a truly impressive home. Council tax band D .



Council Tax Band: D



ENTRANCE HALL

STUDY / PLAYROOM

11'4" x 8'11"

Cupboard with boiler.

OPENPLAN LOUNGE INTO KITCHEN

LOUNGE AREA

25'5" (to back wall) x 12'4"

Understairs storage cupboard

KITCHEN FAMILY AREA

23'11" x 11'11"

access to utility room

UTILITY ROOM

8'7" x 4'8"

CLOAKROOM

5'3" x 2'9"

FIRST FLOOR

MASTER BEDROOM

16'6" x 10'7"

Walk in wardrobe & ensuite

ENSUITE

6'6" x 5'3"

WALK IN WARDROBE

6'7" x 5'3"

BEDROOM TWO

12'0" x 9'9"

Bespoke built wardrobe

BEDROOM THREE

13'1" x 8'1"

BEDROOM FOUR

10'2" x 7'2"

BATHROOM

6'6" x 5'5"

EXTERIOR

Front: driveway, side access

Rear: patio area, astro turf lawn





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Ground Floor
Area: 59.6 m² ... 641 ft²

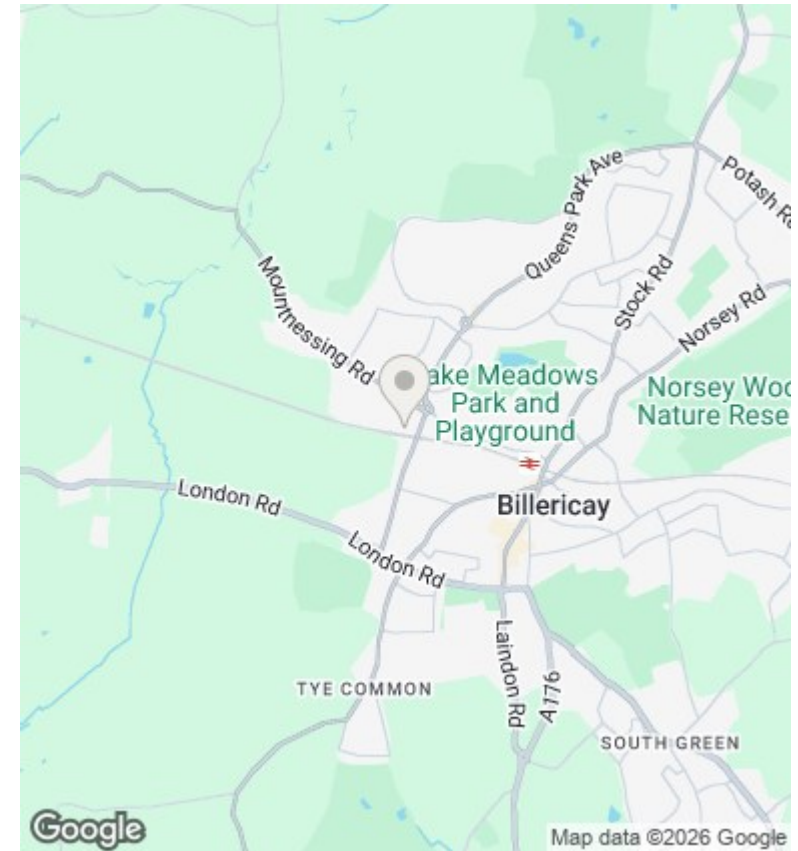


1st Floor
Area: 59.6 m² ... 641 ft²



Total Area: 119.2 m² ... 1283 ft²

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

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			
(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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