

# ParaBar Estates



## Courtlands, Billericay

Asking Price £1,000,000

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- CUL DE SAC LOCATION
- EXCELLENT CONDITION
- TWO ENSUITES
- DETACHED GARAGE WITH OFF STREET PARKING
- 1/2 A MILE TO HIGH STREET AND STATION
- 200 FT REAR GARDEN
- OPEN PLAN KITCHEN DINER
- VIEWS OVER FIELDS

106 High Street, Billericay, Essex, CM12 9BY  
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# Courtlands, Billericay

\* EXTENDED FOUR BEDROOM DETACHED HOME \* THREE RECEPTION ROOMS \* TWO ENSUITES \* \* 200 FT X 70 FT REAR GARDEN \* OPEN PLAN KITCHEN DINER \* UTILITY ROOM \* DETACHED GARAGE WITH PARKING \* GAMES ROOM /GYM \* Situated in an Exclusive Cul de Sac within 1/2 a mile to Billericay High street and Station is this extended four bedroom detached home. The property as mentioned has a stunning 200 ft x 70ft rear garden with summer house , detached garage , with gym attached and further side plot. This home has been kept in excellent condition by the owners.



Council Tax Band: F



**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

22 x 18

**DINING ROOM**

14'1 x 11

**KITCHEN**

19 x 14'8

**UTILITY ROOM**

12 x 5

**OFFICE**

11 x 8

**FIRST FLOOR**

**BEDROOM ONE**

20 x 11'4

**ENSUITE**

**BEDROOM TWO**

14'8 x 13'5

**BEDROOM THREE**

11 x 10'8

**BEDROOM FOUR**

11'5 x 9'7

**ENSUITE**

**FAMILY BATHROOM**

**EXTERIOR**

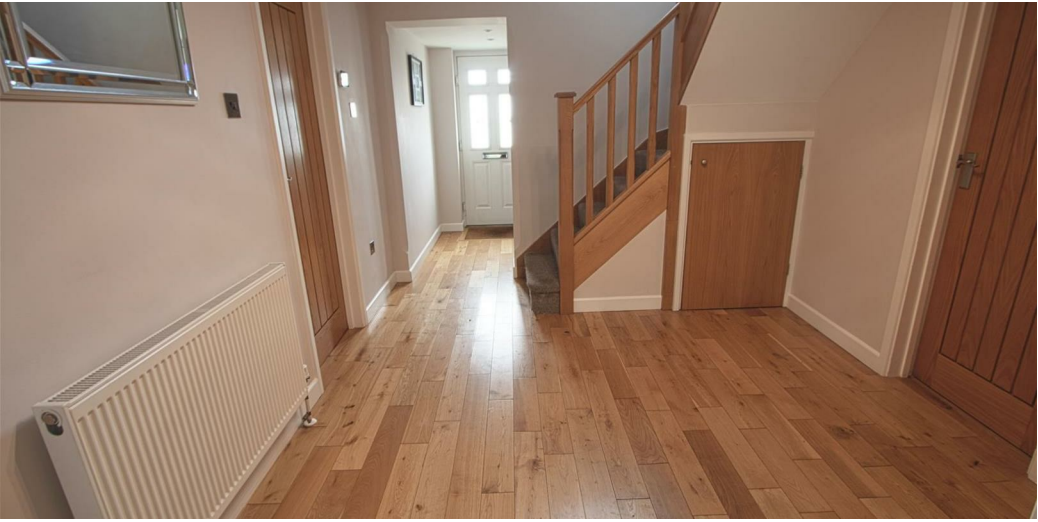
**GARDEN ROOM**

16'10 x 10

**GARAGE**

20 x 10

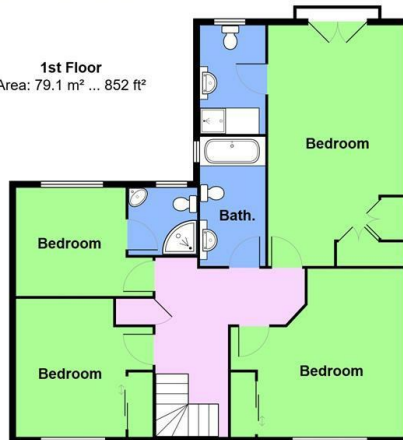






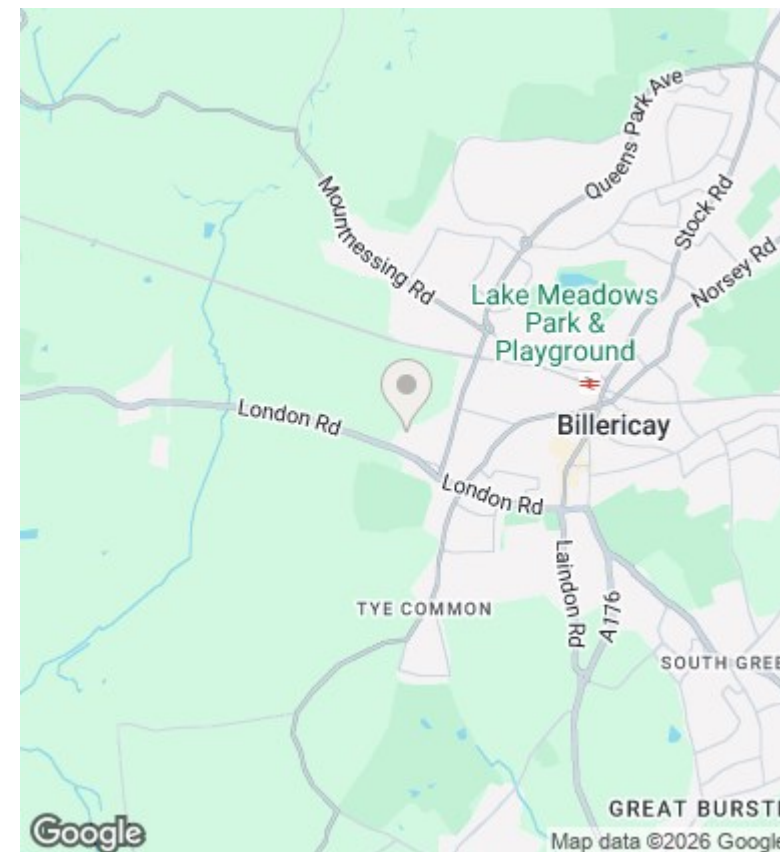
## ParaBar Estates

**1st Floor**  
Area: 79.1 m<sup>2</sup> ... 852 ft<sup>2</sup>



**Total Area: 217.5 m<sup>2</sup> ... 2342 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

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## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

F

| 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<br>2002/91/EC |           |

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