



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017. Made with Metropix ©2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



19 Willowdale Centre
High Street
Wickford
Essex
SS12 0RA

www.quirkandpartners.co.uk
wickford@quirkandpartners.co.uk
01268 560650

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39 Grange Avenue
Wickford, Essex, SS12 0LY

Asking Price Of £420,000

Property Features

- LARGE SOUTHERLY GARDEN
- DOUBLE GARAGE/STORAGE
- GROUND FLOOR BATHROOM
- 18' LOUNGE
- REFITTED 9' KITCHEN
- SPACIOUS ENTRANCE HALL
- 14' ENTRANCE HALL + ITII ITY

Full Description

Situated on the Nevendon Road side of Wickford within easy access of town centre, park and schools is this 3 bedroom semi-detached property benefitting from accommodation including living room 18' x 9'6", kitchen/breakfast room 9' x 7'6", dining room/bedroom 3 12'8 x 9'6", utility room, ground floor bathroom, 2 first floor bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) large southerly garden to rear and driveways to front and side providing off street parking. Recently fitted external wall insulation.

Double glazed opaque door to:

SPACIOUS ENTRANCE HALL 14' x 7' 6" (4.27m x 2.29m) Double glazed window to side. Under stairs cupboard. Radiator (untested). Laminate finish to floor.

UTILITY CUPBOARD Double glazed opaque window to side. Space and provision for washing machine and tumble dryer.

DINING ROOM/BEDROOM 3 12' 8" x 9' 6" (3.86m x 2.9m) Double glazed window to front. Radiator (untested). Laminate finish to floor.

GROUND FLOOR BATHROOM Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit with Triton shower (untested) and screen. Tiling to floor. Chrome at radiator/rail (untested). Built in storage cupboard.



LIVING ROOM 18' x 9' 6" (5.49m x 2.9m) Double glazed French doors and panelling to rear garden. Fireplace with inset log burner. Coved ceiling. Radiator (untested).

REFITTED KITCHEN 9' x 7' 6" (2.74m x 2.29m) Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Breakfast bar. Built in slide and hide oven, hob and extractor fan above (all untested). Integrated dishwasher and fridge freezer (appliances untested).

FIRST FLOOR LANDING

BEDROOM 1 13' x 12' 10" (3.96m x 3.91m) max double glazed window to rear. Radiator (untested). Eaves storage. Walk in wardrobe/dressing area.

BEDROOM 2 13' 10" x 12' 4" (4.22m x 3.76m) max Double glazed window to front. Radiator (untested). Built in wardrobe. Eaves storage space.

FIRST FLOOR SHOWER ROOM Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiling to splashback. Radiator/rail (untested). Extractor fan (untested).

LARGE SOUTH FACING GARDEN Commencing with extensive decking area to immediate rear with remainder laid to lawn with flower and shrub borders.

DOUBLE GARAGE/STORAGE The double garage is not accessible by car though does offer potential for storage or possible conversion to games room/gym.

DRIVEWAY TO FRONT & SIDE The property benefits from double gates to side providing access with additional off street parking to front.

