



Wethersfield Way, Wickford

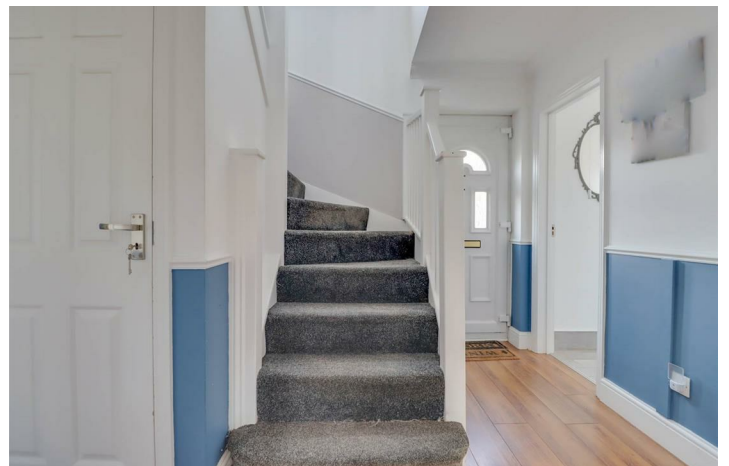
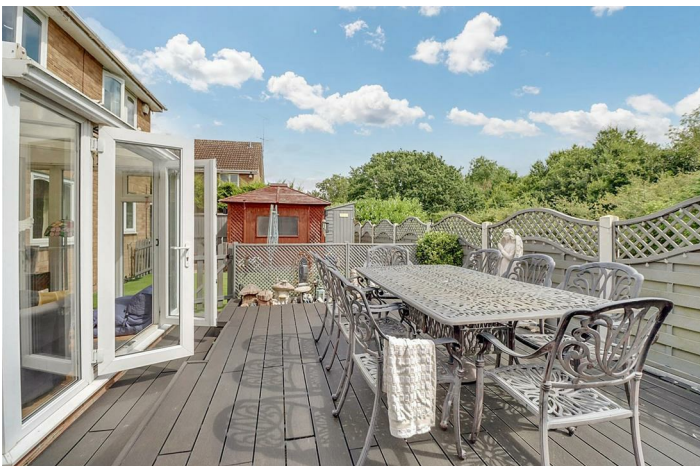
£500,000

- Lounge 19' x 10'8
- Kitchen 15'6 x 6'10
- Breakfast Room 15'10 x 7'6
- Dining/Playroom 10'2 x 8'8
- 4 First Floor Bedrooms
- En-suite. Bathroom & Cloakroom
- Garden to Rear
- Attached Garage & Driveway

4 BEDROOM LINK- DETACHED. GARDEN TO REAR. ATTACHED GARAGE & DRIVEWAY. 19' LOUNGE. 9'6 CONSERVATORY. EN-SUITE. BATHROOM & CLOAKROOM. Situated in a pleasant cul-de-sac location in the popular area of Shotgate set within easy access of A120, A127 & A13, close to local shops, park and schools is this 4 bedroom detached property benefitting from accommodation including lounge 19' x 10'8, conservatory 9'6 x 7'8, dining/playroom 10'2 x 8'8, kitchen 15'6 x 6'10, breakfast room 15'10 x 7'6, 4 first floor bedrooms, en-suite shower room, bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), garden to rear, attached garage with driveway. EPC Rating D, Basildon Council band E



Council Tax Band: E



CANOPY PORCH

Door to:

ENTRANCE HALL

Radiator (untested).
Coved ceiling. Under stairs cupboard.

GROUND FLOOR

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Radiator (untested). Coved ceiling.

LOUNGE

19' x 10'8"
Double glazed window to front. Two radiators (untested). Double glazed French doors to:

CONSERVATORY

9'6 x 7'8
Double glazed windows to sides and rear. Tiling to floor. Double glazed French doors to rear garden.

DINING ROOM/PLAYROOM

10'2 x 8'8"
Double glazed window to rear. Radiator (untested). Coved ceiling.

KITCHEN

15'6 x 6'10"
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 with cupboard beneath. Built in oven, grill and hob (all untested). Integrated appliances (all untested). Tiled surround. Tiling to floor extending to:

BREAKFAST ROOM

15'10 x 7'6"
Double glazed windows to front and side. Double glazed French doors to rear garden. Additional storage units.

FIRST FLOOR LANDING

Double glazed window to front. Access to loft. Coved ceiling.

BEDROOM ONE

12'3 x 10'
Double glazed window to rear. Radiator (untested).

EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiled surround. Radiator/rail (untested).

BEDROOM TWO

11' x 8'2"
Double glazed window to front. Radiator (untested).

BEDROOM THREE

10'6 x 8'10"
Double glazed window to rear. Radiator (untested).



BEDROOM FOUR

7'2 x 6'6

Double glazed window to rear. Radiator (untested).

BATHROOM

Double glazed opaque window to rear. Suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit. Radiator/rail (untested). Tiled surround.

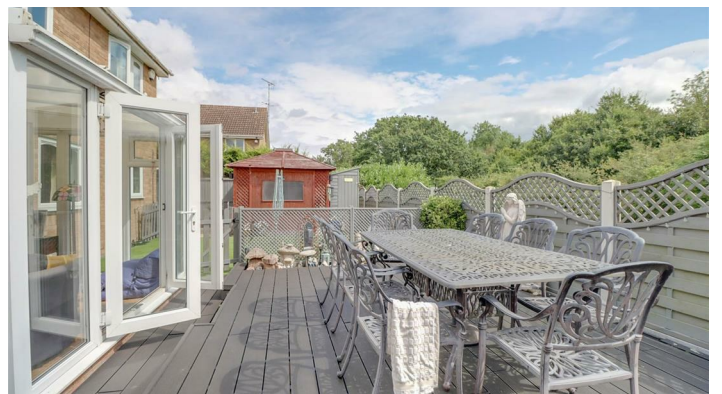
REAR GARDEN

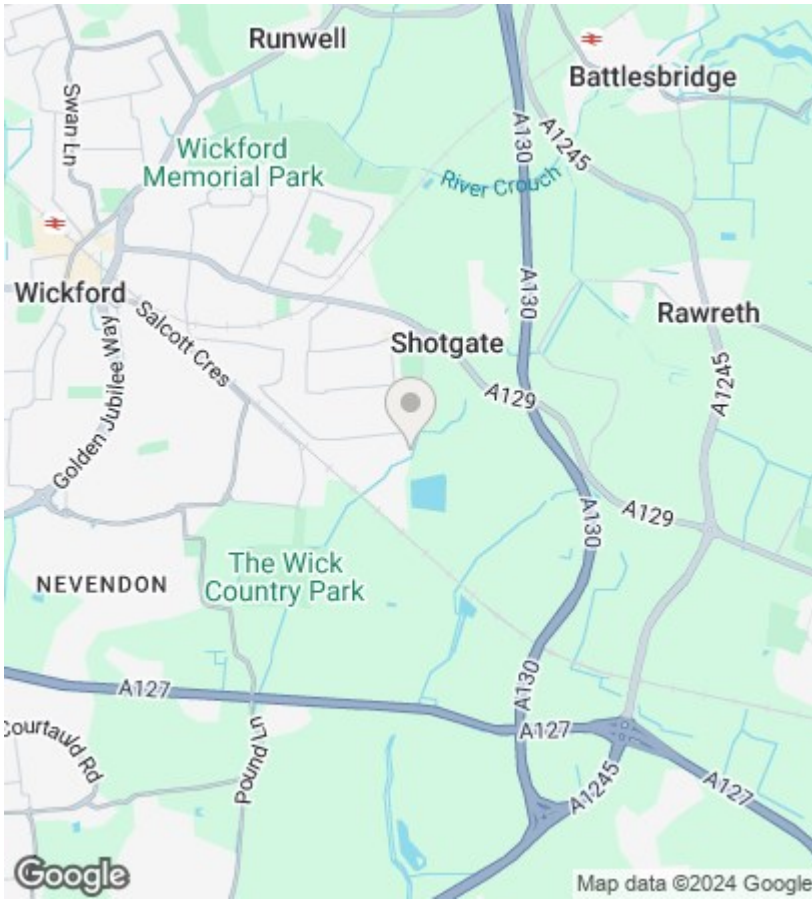
Commencing with decking to immediate rear with remainder laid to artificial lawn area. Covered hot tub (untested). Water feature. Courtesy door to:

ATTACHED GARAGE

Up and over door to front. Independent driveway providing off street parking.







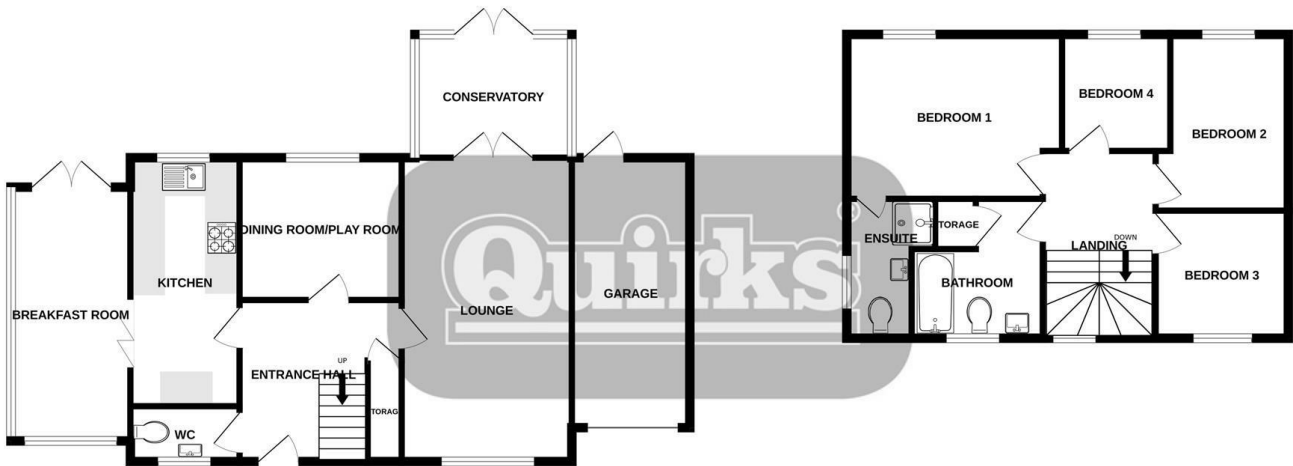
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.

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
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