



## Athelstan Gardens, Wickford

£750,000

- Lounge 23'8 x 17'4
- Conservatory 13'8 x 11'
- En-suite Shower Room
- En-suite Bathroom & Family Bathroom
- Integral Garage
- Kitchen/Breakfast Room 15'10 x 8'10
- Bedroom 5/Snug 11' x 9'4
- 4 First Floor Bedrooms
- Garden to rear with Games Room

4/5 BEDROOM DETACHED. GARDEN TO REAR WITH GAMES ROOM. 3 BATHROOMS. INTEGRAL GARAGE & DRIVEWAY. Situated in an established and popular residential location set within walking distance of town centre and mainline station is this 4/5 bedroom detached chalet benefitting from accommodation including lounge 23'8 x 17'4, dining room 12' x 10', kitchen/breakfast room 15'10 x 8'10, conservatory 13'8 x 11', bedroom 5/snug 11' x 9'4 with en-suite, 4 first floor bedrooms with en-suite to master bedroom and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear with games room and integral garage with driveway providing off street parking. EPC Rating C, Basildon Council band D.



Council Tax Band: D



#### ENTRANCE PORCH

Part glazed door to:

#### ENTRANCE HALL

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

#### DINING ROOM

12' x 10'  
Double glazed window to front. Radiator (untested).  
Coved ceiling.

#### KITCHEN/BREAKFAST ROOM

15'10 x 8'10  
Double glazed window to front. Double glazed door to side. 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. Breakfast bar. Integrated washing machine, tumble dryer, dishwasher and fridge freezer (all appliances untested). Built in double oven, hob and extractor fan above (all untested). Coved ceiling. Radiator (untested).

#### LOUNGE

23'8 x 17'4  
Double glazed French doors and double glazed windows to rear garden. Two radiators (untested). Mock fireplace. Coved ceiling. Double glazed French doors to:

#### CONSERVATORY

13'8 x 11'  
Double glazed windows to sides and rear. Double glazed French doors to rear garden. Tiling to floor with underfloor heating (untested).

#### BEDROOM 5/SNUG

11' x 9'4  
Double glazed window to rear. Radiator (untested).  
Coved ceiling.

#### EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiling to floor and surround. Radiator (untested). Coved ceiling.

#### FIRST FLOOR LANDING

Access to loft which we understand is boarded with light (untested). Airing cupboard. Radiator (untested).

#### BEDROOM ONE

13'2 x 13'  
Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards and drawers.

#### SPACIOUS EN-SUITE

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin with drawers



beneath, raised panel enclosed bath unit and double shower cubicle. Radiator (untested). Extensive tiled surround. Shaver point (untested).

#### BEDROOM TWO

13'2 x 13'

Double glazed window to front. Radiator (untested).

#### BEDROOM THREE

18'10 x 9'

Double glazed window to front. Radiator (untested).

#### BEDROOM FOUR

12'5 x 10'7

Double glazed window to rear. Radiator (untested).

#### BATHROOM

8'8 x 6'6

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Tiled surround. Radiator (untested). Extractor fan (untested). Shaver point (untested).

#### REAR GARDEN

Commencing with paved patio to immediate rear for outside living/dining with remainder laid to lawn with flower and shrub borders. Ornamental pond. Seating area. BBQ area. Greenhouse and shed.

#### GAMES ROOM

17' x 13'5

Double glazed windows and double glazed French doors to rear garden. Power and light connected (untested). Insulated.

#### INTEGRATED GARAGE

19' x 11'8

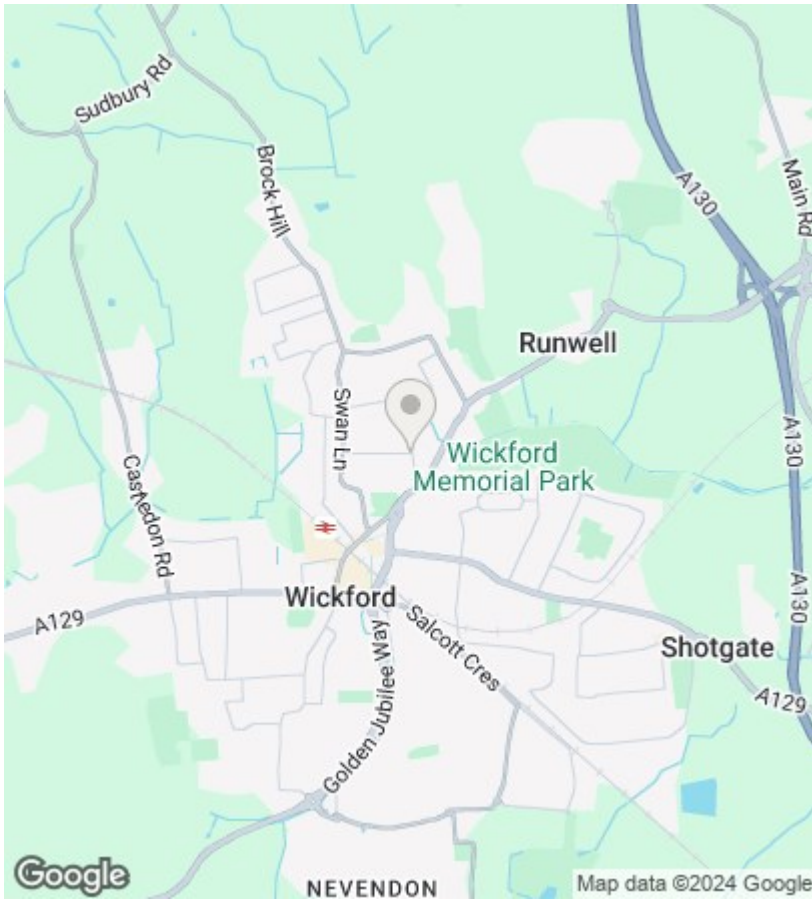
Power and light connected (untested). Gas fire boiler and hot water system (untested).

#### DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.







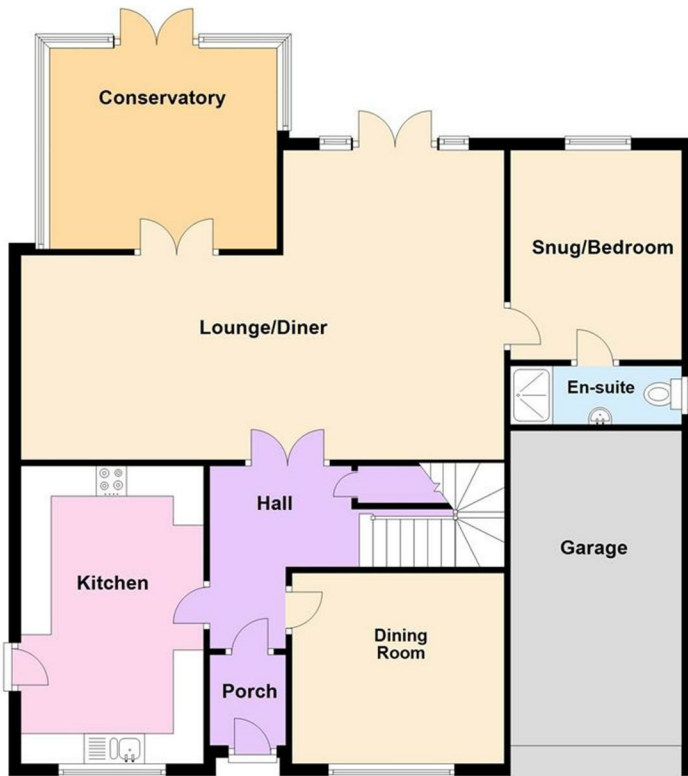
## EPC Rating:

C

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>	<b>75</b>	<b>84</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	

### Ground Floor

Approx. 108.9 sq. metres (1172.0 sq. feet)



### First Floor

Approx. 87.4 sq. metres (941.1 sq. feet)

