



Rochford Close, Wickford

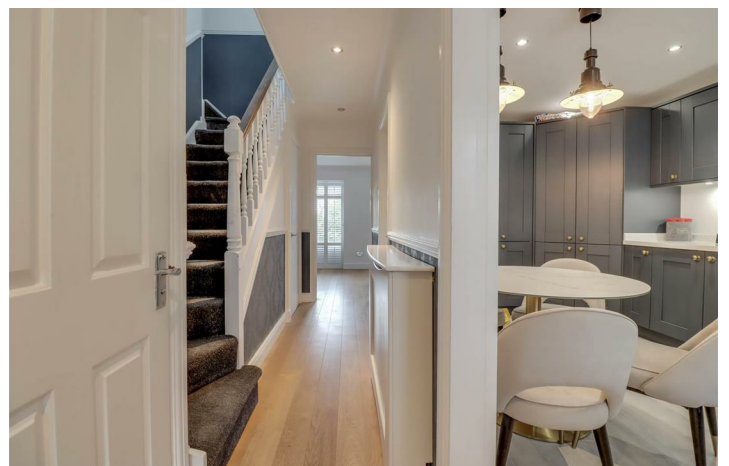
£460,000

- Kitchen/Breakfast Room 14'10 x 9'3
- Conservatory 10'6 x 8'10
- 2 En-suites, Family Bathroom & Cloakroom
- Integral Garage & Driveway
- Living Room 15'10 x 10'5
- 4 First Floor Bedrooms
- Easy Maintenance Garden

4 BEDROOM LINK - DETACHED. 2 EN-SUITES. ATTACHED GARAGE. KITCHEN. CONSERVATORY. EASY MAINTENANCE GARDEN. Situated on the popular Shotgate Business Park estate is this 4 bedroom detached property providing spacious family accommodation including living room 15'10 x 10'5, kitchen 14'10 x 9'3, conservatory 10'6 x 8'10, ground floor cloakroom, 4 first floor bedrooms, 2 en-suites and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) easy maintenance garden to rear, attached garage and driveway providing off street parking.



Council Tax Band: E



ENTRANCE PORCH

Double glazed door to:

ENTRANCE HALL

Large under stairs cupboard.

GROUND FLOOR

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator/rail.

KITCHEN/BREAKFAST ROOM

14'10 x 9'3

Double glazed window to front with fitted shutters. Range of base and wall mounted units providing drawer and cupboard space with worktop surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, hob and extractor fan. Space for appliances. Laminate finish to floor. Spotlights to ceiling.

LIVING ROOM

15'10 x 10'5

Double glazed window to rear. Radiator. Mock fireplace. Folding doors to:

CONSERVATORY

10'6 x 8'10

Double glazed windows to side and rear. Double glazed French doors to rear garden. Porcelain finish to floor.

BEDROOM ONE

13'4 x 9'

Double glazed window to rear. Radiator. Fitted wardrobe cupboards and shelves.

EN-SUITE

Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Radiator/rail.

BEDROOM TWO

12'3 x 8'6

Double glazed window to rear. Radiator. Fitted wardrobe cupboards.

EN-SUITE NO 2

Double glazed opaque window to front with fitted shutters. Suite comprising of low level WC, vanity wash hand basin and double shower cubicle. Radiator/rail.

BEDROOM THREE

9'4 x 9'4

Double glazed window to front with fitted shutters. Radiator.

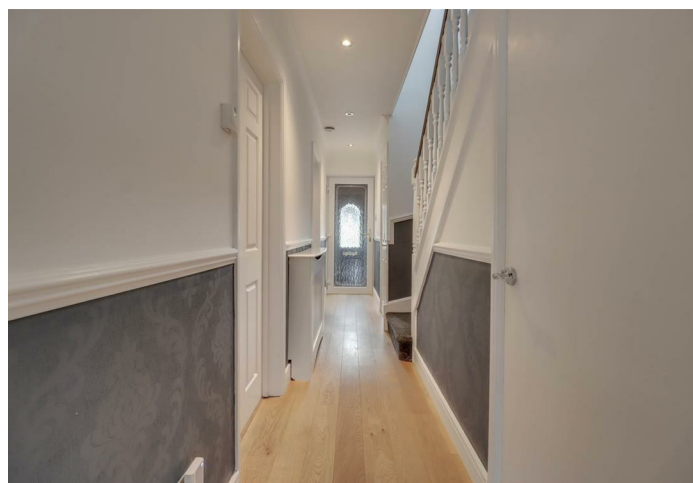
BEDROOM FOUR

10'2 x 6'8

Double glazed window to rear. Radiator.

FAMILY BATHROOM

Double glazed opaque window to front with fitted shutters. Suite comprising of enclosed low level WC, vanity wash hand basin and panel



enclosed bath unit with shower and screen.
Downlighters to ceiling. Extensive tiled
surround. Radiator/rail.

REAR GARDEN

The property benefits from easy maintenance
garden to rear being paved. Fencing to side
boundary. Brick wall. Power points and lighting.

INTEGRAL GARAGE

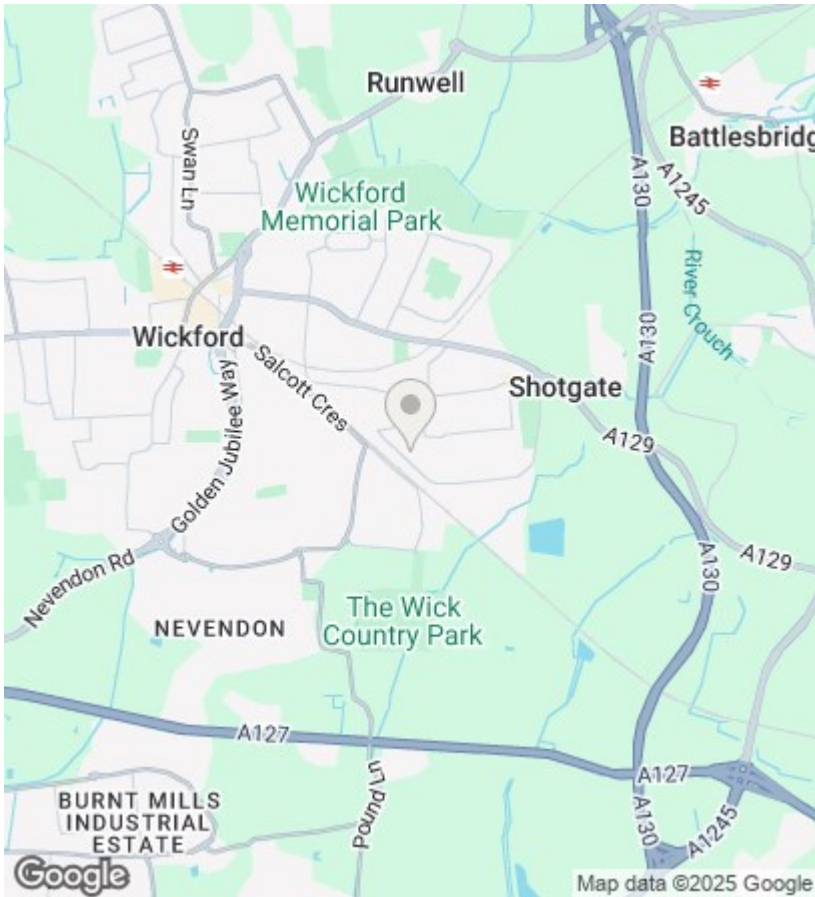
Up and over door to front. Power and light
connected.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures,
fittings or heating systems have not been
tested by the agent and we have relied on
information supplied by the seller to prepare
these details.. Interested applicants are advised
to make there own enquiries about the
functionality.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 