



## Oakhurst Drive, Wickford

£440,000

- Lounge 15'9 x 11'1
- 3 Bedrooms
- 35ft Garden to Rear
- Driveway to Front
- Kitchen/Diner 13'10 x 12'7
- Bathroom
- Attached Garage
- No Onward Chain

3 BEDROOM DETACHED BUNGALOW. 15'9 LOUNGE. 13'10 KITCHEN/DINER. ATTACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated in a convenient location on the Nevendon Road side of Wickford set within walking distance of local school, shops and park and easy access of town centre and mainline station is this 3 bedroom detached bungalow benefitting from accommodation including lounge 15'9 x 11'1, kitchen/diner 13'10 x 12'7, 3 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating., 35ft garden to rear, attached garage and driveway to front providing off street parking. No onward chain.



Council Tax Band: D



Double glazed door to:

#### ENTRANCE HALL

21'6 x 7'9

Double glazed window to rear. Radiator. Access to loft with power and ladder. Consumer unit.

#### BATHROOM

Double glazed opaque window to front. Three piece suite comprising of low level EC, pedestal wash hand basin and panel enclosed bath unit with shower attachment and screen. Tiled surround. Shaver point. Cabinet. Radiator/rail.

#### BEDROOM ONE

13'2 x 11'3

Double glazed windows to front and side. Radiator.

#### BEDROOM TWO

12' x 8'5

Double glazed window to side. Radiator. Built in storage cupboard.

#### BEDROOM THREE

11'1 x 7'4

Double glazed window to side. Radiator.

#### LOUNGE

15'9 x 11'1

Double glazed windows to rear and side. Radiator. Fireplace.

#### KITCHEN/DINER

13'10 x 12'7

Double glazed windows to rear and side. Double

glazed door to rear garden. 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. Space for range style cooker (to remain). space and provision for washing machine and fridge freezer. Cupboard housing boiler.

#### REAR GARDEN

approaching 35' Commencing with paved patio to immediate rear. Fencing to side and rear boundaries. Access via path and gate to side. External tap. Courtesy door to:

#### ATTACHED GARAGE

Electric roller door to front. Double glazed window to rear. Power and light connected.

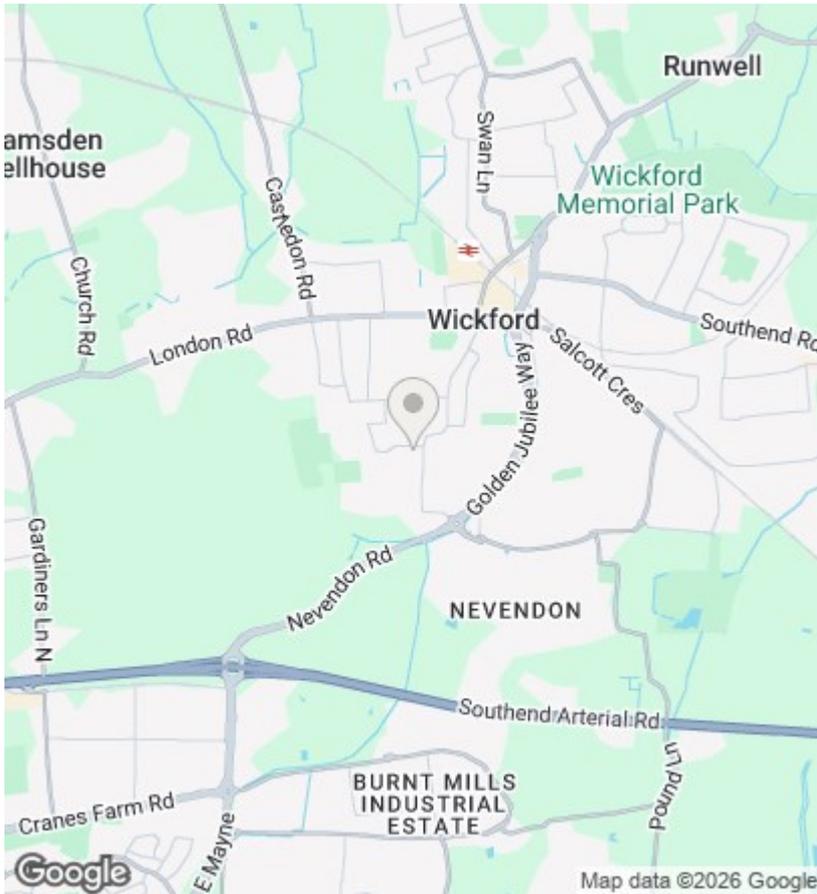
#### INDEPENDENT DRIVEWAY TO FRONT

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









EPC Rating:

C

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>85</b> |
| (69-80) <b>C</b>                                   | <b>69</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

