



Toppesfield Avenue, Wickford

£465,000

- Living Room 16'8 x 12'8
- Kitchen 13'6 x 7'
- Conservatory 9' x 8'10
- Shower Room & Cloakroom
- Attached Garage & Driveway
- Dining Area 11'10 x 9'8
- Study 9' x 8'6
- 2 Bedrooms
- Garden to Rear

2 BEDROOM LINK-DETACHED BUNGALOW. ATTACHED GARAGE & DRIVEWAY. GARDEN TO REAR. NO ONWARD CHAIN. Situated in a popular and established location on the Nevendon Road side of Wickford set within easy access of the A127, local shops and Bromfords school is this 2 bedroom link-detached bungalow benefitting from accommodation including living room 16'8 x 12'8, dining area 11'10 x 9'8, kitchen 13'6 x 7', study 9' x 8'6, conservatory 9' x 8'10, 2 bedrooms, dressing room, shower room and cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, attached garage and independent driveway. No onward chain.



Council Tax Band: D



RECESS PORCH

Part glazed door to:

ENTRANCE HALL

Radiator. Coved ceiling. Access to loft which we understand is part boarded with loft ladder.

BEDROOM ONE

12' x 11'

Double glazed window to front. Radiator. Coved ceiling. Open plan to:

DRESSING ROOM

9' x 6'

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

BEDROOM TWO

11' x 10'2

Double glazed window to side. Radiator. Coved ceiling. Fitted wardrobe cupboards.

SHOWER ROOM

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

LIVING ROOM

16'8 x 12'8

Radiator. Fireplace. Coved ceiling. Archway to:

DINING AREA

11'10 x 9'8

Double glazed patio doors to rear garden. Double

glazed window to side.

Radiator. Coved ceiling.

KITCHEN

13'6 x 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.

Recess for dishwasher, washing machine and fridge. Built in oven, hob and extractor fan above.



INNER HALL - CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator. Tiled splashback.

STUDY

9' x 8'6

Radiator. Coved ceiling. Fitted cupboards. French doors to;



CONSERVATORY

9' x 8'10

Double glazed windows to rear and sides. French doors to rear garden.



REAR GARDEN

The property is situated on a corner plot commencing with paved patio with flower and shrubs. Fencing to side and rear boundaries.

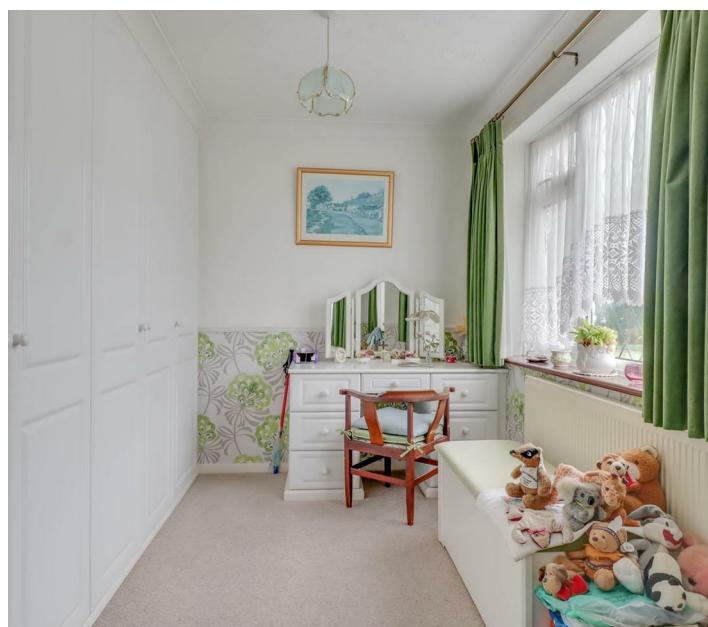
Additional paved area to side. Access via path and gate. Shed.

ATTACHED GARAGE

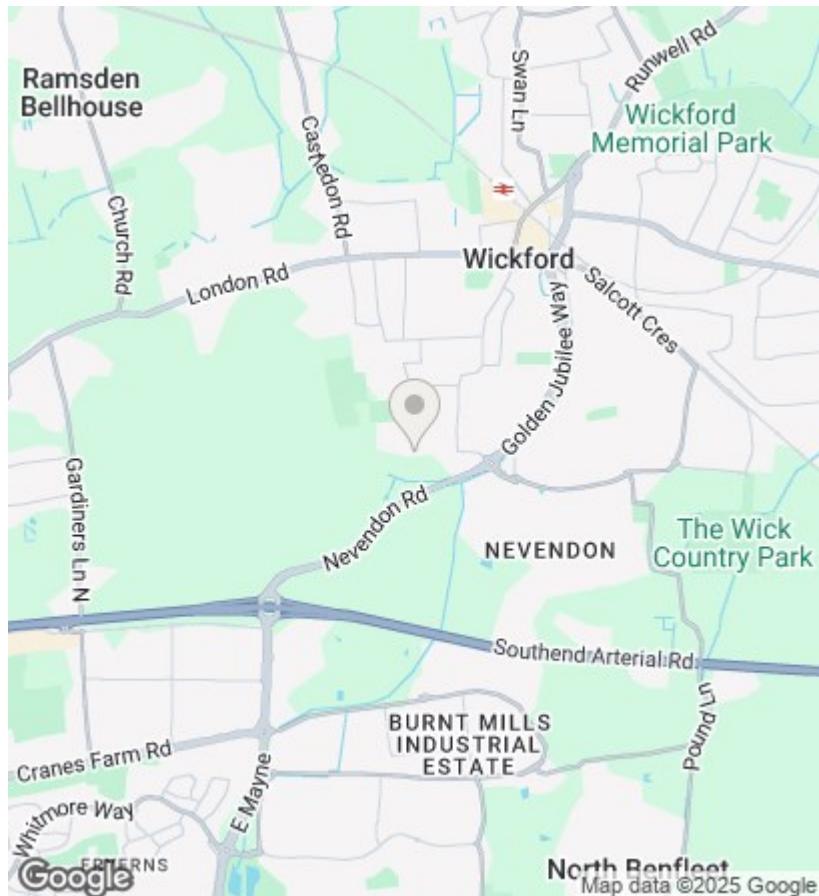
Double wooden garage doors to front.
Independent driveway providing off street parking.

DISCLAIMER

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







EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

