



## Rettendon Gardens, Wickford

£400,000

- Living Room 14'2 x 12'
- Conservatory 21'10 x 12'10
- 2 Beds & Spacious Bathroom
- HOME OFFICE/GRANNY ANNEXE
- Kitchen/Breakfast Room 18'8 x 9'2
- Large 1054 sq ft footprint (from EPC)
- 70ft Garden to Rear
- POTENTIAL FOR CONVERSION SUBJECT TO PLANNING.

2 BEDROOM LARGER THAN AVERAGE 1054 Sq Ft SEMI-DETACHED BUNGALOW. 70FT GARDEN TO REAR. DRIVEWAY. 188 KITCHEN/BREAKFAST ROOM. 14'2 LIVING ROOM. HOME OFFICE/GRANNY ANNEXE. POTENTIAL FOR CONVERSION SUBJECT TO PLANNING. Situated in a popular and established Runwell location set within easy access of town is this 2 bedroom larger than average 1054 Sq Ft semi-detached property benefitting from accommodation including living room 142 x 12', kitchen/breakfast room 188 x 9'2, conservatory 21'10 x 12'10, 2 bedrooms and bathroom with 4 piece suite. The property's specification includes double glazed windows and gas fired radiator heating, 70ft garden to rear with driveway providing off street parking for 2 cars. HOME OFFICE/GRANNY ANNEXE. POTENTIAL FOR CONVERSION SUBJECT TO PLANNING.



Council Tax Band: C



Double glazed opaque door at side to:

ENTRANCE HALL  
Access to loft.

LIVING ROOM

14'2 x 12'

Double glazed half bay window to front.

Radiator. Coved ceiling. Laminate finish to floor. Feature fireplace with multi fuel burner.

BEDROOM ONE

14' x 10'

Double glazed window to rear. Two radiators. Fitted wardrobe cupboards and drawers.

BEDROOM TWO

11'8 x 9'10

Double glazed half bay window to front.

Radiator. Coved ceiling.

SPACIOUS BATHROOM

4 piece suite

Suite comprising of of low level WC, pedestal wash hand basin, panel enclosed bath unit and shower cubicle. Fully tiled to floor and surround. Radiator/rail. Extractor fan. Downlighters to ceiling.

INNER HALL

Radiator. Downlighters to ceiling.

KITCHEN/BREAKFAST

ROOM

18'8 x 9'2

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. Double oven, hob and extractor fan above. Recess for washing machine, tumble dryer, dishwasher and wide recess for fridge freezer. Radiator. Downlighters to ceiling. Coved ceiling with downlighters. Double glazed French doors to:

CONSERVATORY

21'10 x 12'10

Brick base with double glazed windows to sides and rear. Self cleaning roof. Laminate finish to floor. Extending full width to rear including wall mounted electric radiators.

REAR GARDEN

approaching 70ft

Commencing with large natural slate paved patio to immediate rear with remainder laid to lawn with shrubs. Raised decking area. Large insulated shed 10' x 8' with recently updated roof. Wide access to side. Outside tap. Double gates.



External power points to both conservatory and outbuilding.

#### HOME OFFICE/GRANNY ANNEXE

19' x 15'10

Currently used as home gym and office. Double glazed windows and French doors to garden. Air conditioning. Wall lights. Ample power points. Block and render with insulation to walls and ceiling. **POTENTIAL FOR CONVERSION SUBJECT TO PLANNING.**

#### DRIVEWAY FOR 2 CARS

The property benefits from driveway providing off street parking with gated access to rear.

#### 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.

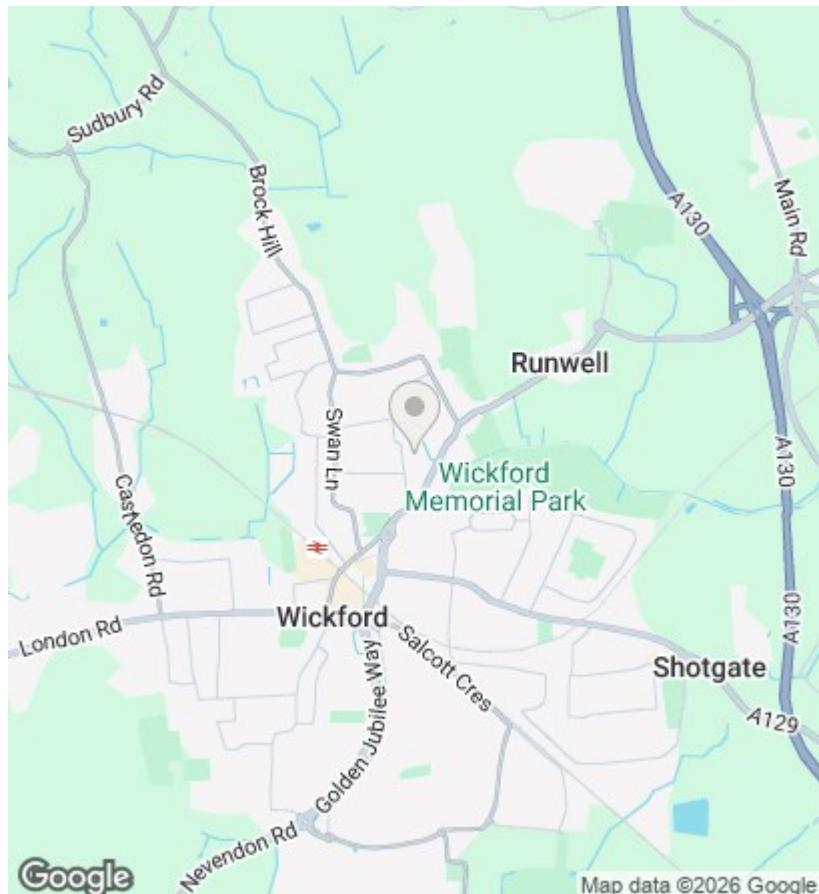
Interested applicants are advised to make their own enquiries about the functionality.

#### LARGE 1054 Sq Ft EXTENDED BUNGALOW

Square footage obtained from the Energy Performance Certificate and in no way guaranteed.







EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		69
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

