



## Highcliffe Way, Wickford, Wickford, Essex

£435,000

- Lounge/Diner 23'9 x 14'9
- 3 First Floor Bedrooms
- Separate WC
- Driveway to Front
- Kitchen 9'5 x 8'5
- Shower Room
- Garden to Rear
- No Onward Chain



3 BEDROOM LINK-DETACHED. 23'9 LOUNGE/DINER. 9'5 KITCHEN. GARDEN TO REAR. INTEGRAL GARAGE. DRIVEWAY. NO ONWARD CHAIN. Situated in a popular and established residential location close to local shops, park and schools this 3 bedroom link-detached property benefitting from accommodation including lounge/diner 23'9 x 14'9, kitchen 9'5 x 8'4, 3 first floor bedrooms, shower room and separate WC. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, integral garage and driveway to front providing off street parking. The property is offered with no onward chain.



Council Tax Band: D



#### ENTRANCE PORCH

Double glazed door with double glazed windows to side to:

Glazed double doors to:

#### ENTRANCE HALL

Radiator.

#### LOUNGE/DINER

23'9 x 14'9

Double glazed window to front. Double glazed French doors to rear garden. Radiator. Fireplace with inset fire. Coved ceiling.

#### KITCHEN

9'5 x 8'4

Double glazed window to rear. 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. Built in oven, microwave, hob and extractor fan. Space for washing machine and fridge freezer. Tiled surround.

#### FIRST FLOOR LANDING

Double glazed window to side. Coved ceiling.

#### BEDROOM ONE

12'7 x 10'6

Double glazed window to front. Radiator. Coved ceiling.

#### BEDROOM TWO

11'1 x 10'6

Double glazed window to rear. Radiator. Coved ceiling.

#### BEDROOM THREE

9'7 x 7'4

Double glazed window to front. Radiator. Coved ceiling. Over stairs cupboard.

#### SEPERATE WC

Double-glazed opaque window to rear. Low level WC. Chrome radiator/rail.

#### SHOWER ROOM

Double glazed opaque window to rear. Vanity wash hand basin and shower cubicle. Extensive tiling to walls. Extractor fan.

#### REAR GARDEN

The property benefits from patio area to rear with remainder laid to lawn with flower and shrub borders. Courtesy door to:

#### INTEGRAL GARAGE

Up and over door to front.

#### DRIVEWAY

The property benefits from driveway to front providing off street parking with remainder laid to lawn.

#### DISCLAIMER

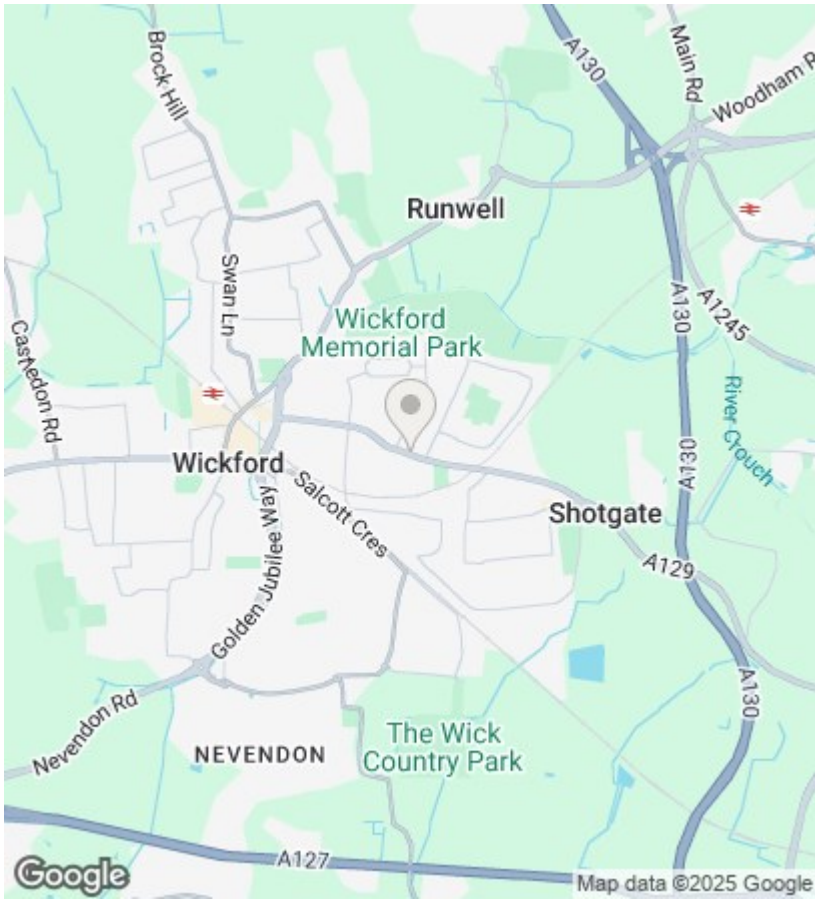




PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make there own enquiries about the functionality.



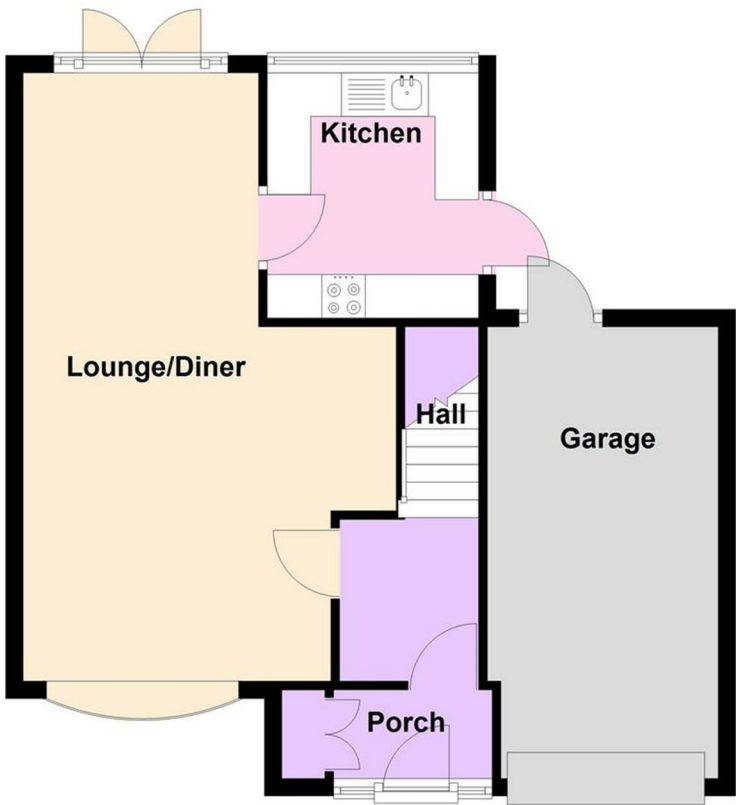




EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

