

## Lilac Avenue, Wickford

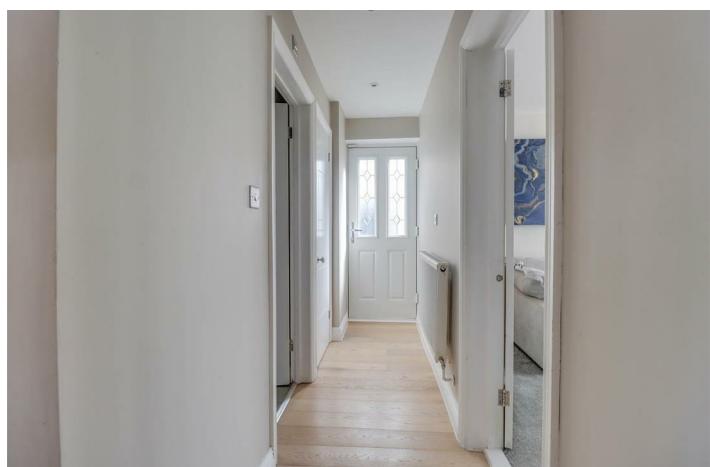
Offers Over £500,000

- Kitchen/Diner 20' x 18'6
- Sitting Room/Bedroom 13' x 11'10
- Bathroom & Shower Room
- Dressing Room 10'4 x 6'
- Driveway to Front
- Sitting Area 16' x 11'8
- Bedroom/Study 10' x 6'10
- 2 First Floor Bedrooms
- Garden to Rear

3/4 BEDROOM SEMI-DETACHED CHALET. GARDEN TO REAR. BATHROOM & SHOWER ROOM. DRIVEWAY TO FRONT. Situated in this popular and established location on the London Road side of Wickford set within walking distance of town centre and mainline station is this 3/4 bedroom semi-detached chalet benefitting from accommodation including sitting room/bedroom 13' x 11'10, kitchen/diner 20' x 18'6, sitting area 16' x 11'8, bedroom/study 10' x 6'10, ground floor bathroom, 2 first floor bedrooms, dressing room 10'4 x 6' and shower room. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear and driveway to front providing off street parking.



Council Tax Band: C



Double glazed opaque door at side to:

#### ENTRANCE HALL

Radiator. Double cupboard housing boiler.

#### SPACIOUS BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin, double ended bath unit and shower cubicle. Tiling to floor.

Radiator/rail. Extractor fan. Downlighters to ceiling.

#### SITTING ROOM/BEDROOM

13' x 11'10

Double glazed bay window to front. Radiator. Downlighters to ceiling. Feature media wall unit with fitted shelving and cupboards.

#### BEDROOM/STUDY

10' x 6'10

Double glazed window to front. Radiator. Fitted cupboards.

#### KITCHEN/DINER

20' x 18'6

Double glazed window to rear. Double glazed bi-folding doors to rear garden. Double glazed lantern. Four radiators. Range of base and wall mounted units providing drawer and cupboard space with work top

surface extending to incorporate inset sink unit. Island unit with drawers and cupboards. Integrated fridge freezer and dishwasher. Built in oven, hob and extractor fan above. Open plan to:

#### SITTING AREA

16' x 11'

Radiator. Spotlights to ceiling.

#### FIRST FLOOR LANDING

Eaves loft space.

#### BEDROOM

10'6 x 8'8

Double glazed window to rear. Radiator. Downlighters to ceiling.

#### BEDROOM

10'6 x 8'8

Double glazed window to rear. Radiator. Downlighters to ceiling.

#### STUDY/DRESSING ROOM

10'4 x 6'

Double glazed window to front. Radiator. Eaves fitted mirror fronted wardrobe cupboard with additional cupboards and dresser unit.

#### SHOWER ROOM

7' x 5'2

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and frameless shower cubicle. Tiling to



floor and surround. Extractor fan. Radiator.

#### REAR GARDEN

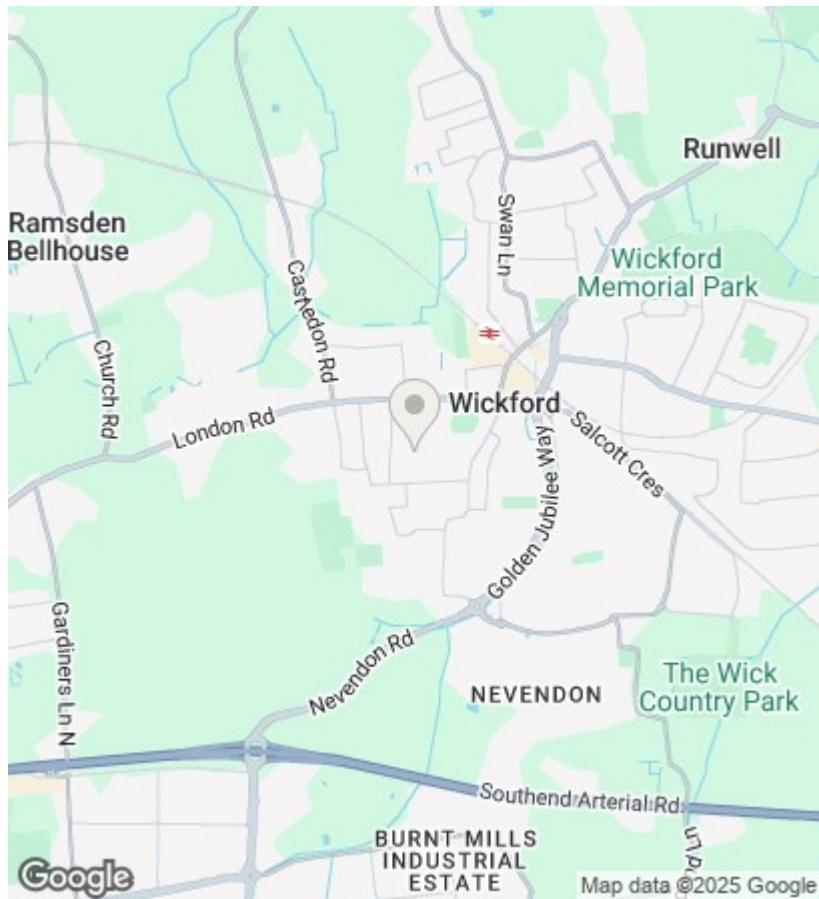
Commencing with paved patio to immediate rear with decking area to side with remainder laid to artificial lawn. Large shed. Fencing to boundaries.

#### DRIVEWAY TO FRONT

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







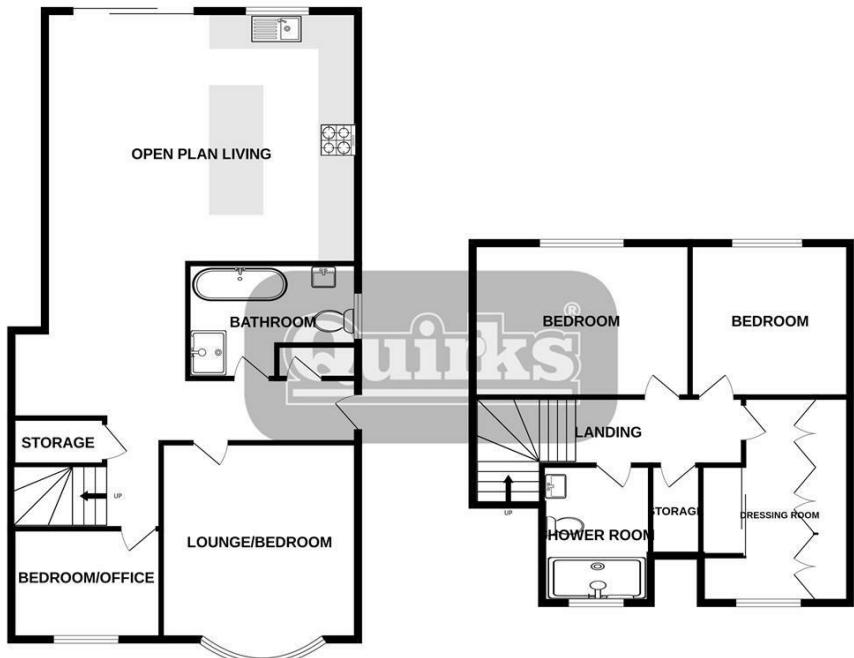
## EPC Rating:

C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including areas not normally habitable. No appliances or services have been tested. Metropix ©2017  
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