

## Highcliffe Road, Wickford

Offers Over £500,000

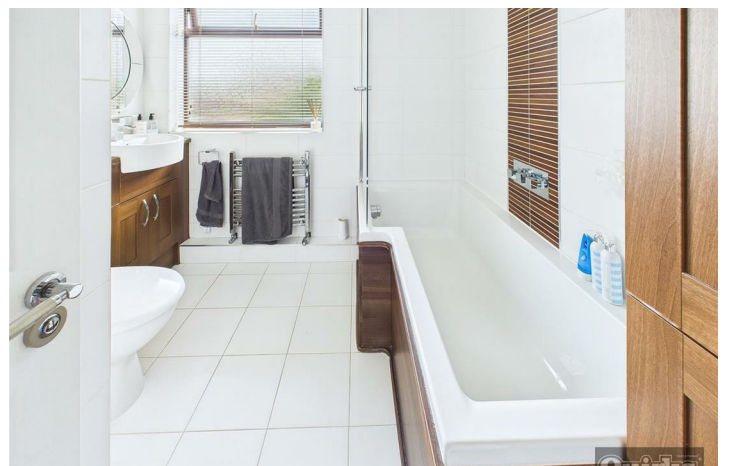
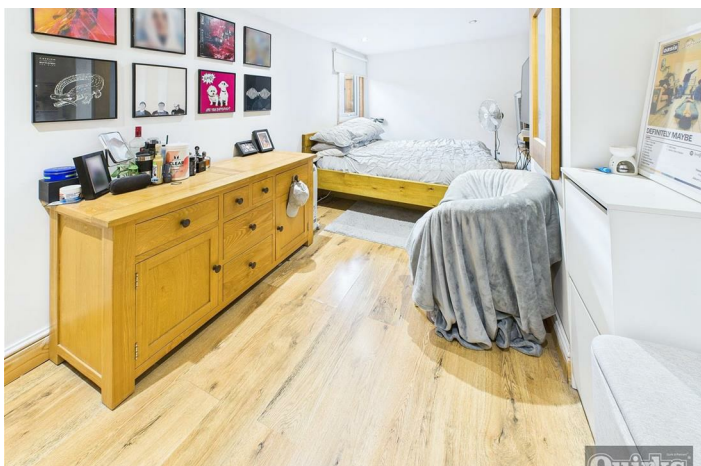
- FOUR BEDROOM DETACHED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- MODERN KITCHEN AND BATHROOM
- EPC - C
- CLOAKROOM
- DOUBLE GLAZED
- DETACHED GARAGE
- CORNER PLOT
- COUNCIL TAX - D - BASILDON

A FOUR BEDROOM DETACHED HOUSE located in WICKFORD enjoying a BOLD CORNER PLOT, with ample OFF ROAD PARKING and DETACHED GARAGE. Further benefits include both a SHOWERROOM and a BATHROOM. This home is in great location being ideally located for SCHOOLS and SHOP'S and amenities.

A bright and modern KITCHEN with DINING AREA overlooking the garden, with it's raised decked area makes it a great family or entertaining space. Viewing is advised to avoid disappointment.



Council Tax Band: D



## ENTRANCE

Double glazed street door to hall, wood effect laminate floor covering, doors to accommodation and base of stairs

## LOUNGE

19'2 x 14'9

Double glazed windows to front, double doors to dining room, radiator, wood effect laminate floor covering

## DINING ROOM

Double glazed French doors to garden, radiator, wood effect laminate floor covering, opens to Kitchen

## KITCHEN

18'4 x 8'4

Double glazed window and double glazed door to garden, extensive range of units to both ground and eye level incorporating complimentary GRANITE worktops inset sinks, space for range type cooker with stainless steel splash back and hood over, tiled floor and splash backs, under unit lighting, recess for American style fridge/freezer, integrated dishwasher,

## FIRST FLOOR LANDING

Access to loft and accommodation

## BATHROOM

Double glazed window to rear, tiled floor, heated towel rail, Cubik style suite comprising bath with shower and screen, wash hand basin inset to vanity unit and low flush wc

## SHOWEROOM

Double glazed window to flank, low flush wc, wash hand basin inset to vanity cupboard, shower cubicle, tiled floor

## BEDROOM ONE

12'6 x 10'8

Double glazed window to front, radiator

## BEDROOM TWO

10'5 x 9'7

Double glazed window to rear, radiator, wood effect laminate floor covering

## BEDROOM THREE

9'5 x 9'4

Double glazed window to front, radiator, wood effect laminate floor covering,

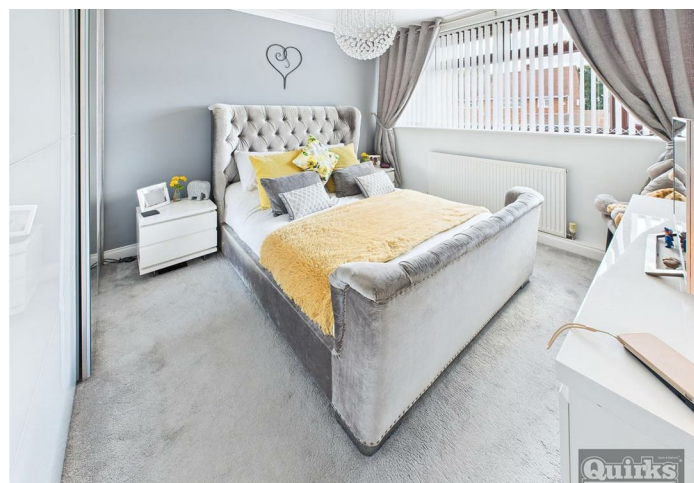
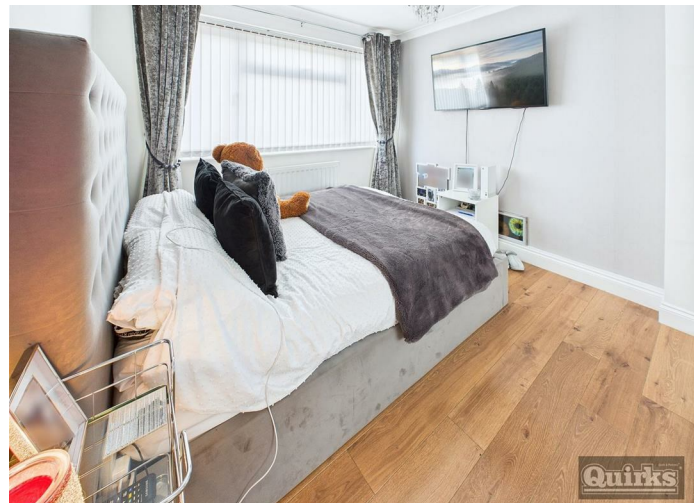
## BEDROOM FOUR

10'1 x 7'2

Double glazed window to front, radiator, wood effect laminate floor covering

## FRONT GARDEN

Block paved providing parking for multiple



vehicles, side access, brick and wrought iron fencing on bold corner plot

#### REAR GARDEN

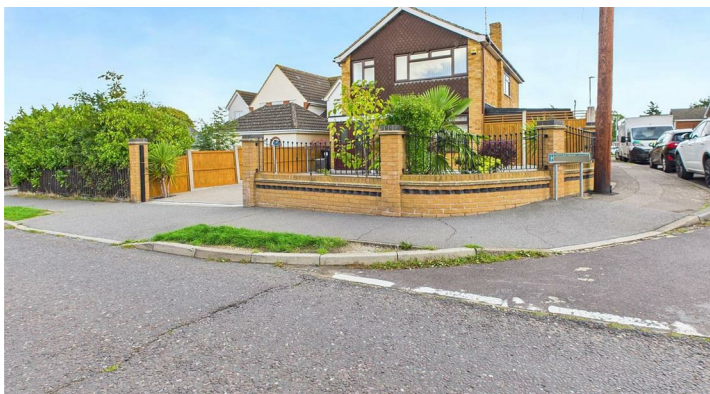
Raised deck area with lighting, lawn, flower beds to border, vehicular access to detached garage, side access

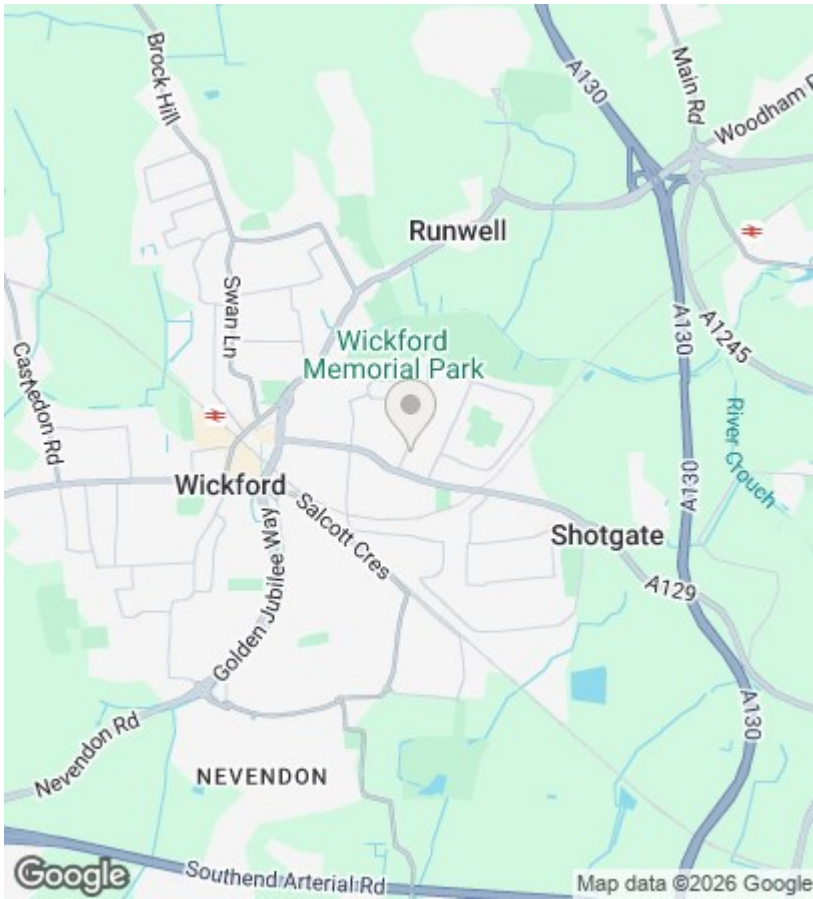
#### DETACHED GARAGE

16'6 x 8'5

Accessed via up and over door as well as personal door to garden



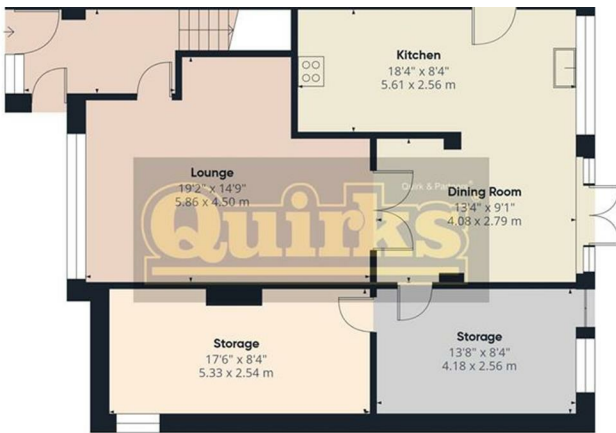




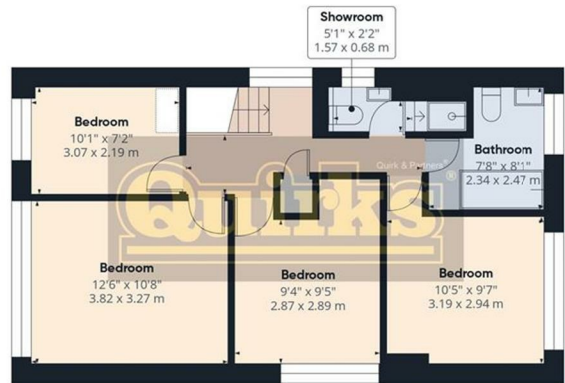
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0 Building 1



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