



Laurel Avenue, Wickford

Offers Over £450,000

- Lounge 20' x 13'3
- Kitchen 9'10 x 8'6
- Ground Floor Cloakroom & Shower Room
- Double Driveway to Front
- Dining Room 16'10 x 10'
- 3 First Floor Bedrooms
- Large Rear Garden
- Large 27'6 Garage to Rear plus Utility Room

EXTENDED 3 BEDROOM SEMI-DETACHED. LONG GARDEN TO REAR. GARAGE TO REAR INCORPORATING UTILITY ROOM. DRIVEWAY TO FRONT. LARGE 27'6 x 12'6 GARAGE TO REAR Situated in a popular and established location on the London Road side of Wickford close to town centre and mainline station is this extended 3 bedroom semi-detached property benefitting from accommodation including lounge 20' x 13'3, dining room 16'10 x 10', kitchen 9'10 x 8'6, 3 first floor double bedrooms, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, large 27'6 garage to rear incorporating utility room and driveway to front providing off street parking.



Council Tax Band: D



Double glazed door and double glazed opaque panelling to:

ENTRANCE HALL

Laminate finish to floor. Radiator. Coved ceiling with downlighters.

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Tiling to splashback. Chrome radiator/rail.

LOUNGE

20' x 13'3

Double glazed window to front. Radiator in casement surround. Coved ceiling with downlighters.

DINING ROOM

16'10 x 10'

Tow double glazed French doors to rear garden. Radiator in casement surround. Coved ceiling with downlighters. Tiling to floor extending to:

KITCHEN

9'10 x 8'6

Range of base and wall mounted units providing drawer and cupboard space with marble work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, hob and extractor fan above. Integrated appliances. Wine fridge. Coved ceiling with downlighters.

FIRST FLOOR LANDING

Double glazed window to side. Coved ceiling. Access to loft.

BEDROOM ONE

14'6 x 10'6

Two double glazed windows to front. Radiator. Fitted wardrobe cupboards and additional over stairs cupboard.

BEDROOM TWO

12'8 x 8'

Double glazed window to rear. Double glazed skylights to side. Radiator.

BEDROOM THREE

9'8 x 9'2

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

SHOWER ROOM

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

LARGE REAR GARDEN

Dual paved patios. Access to side.

DRIVEWAY TO FRONT

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



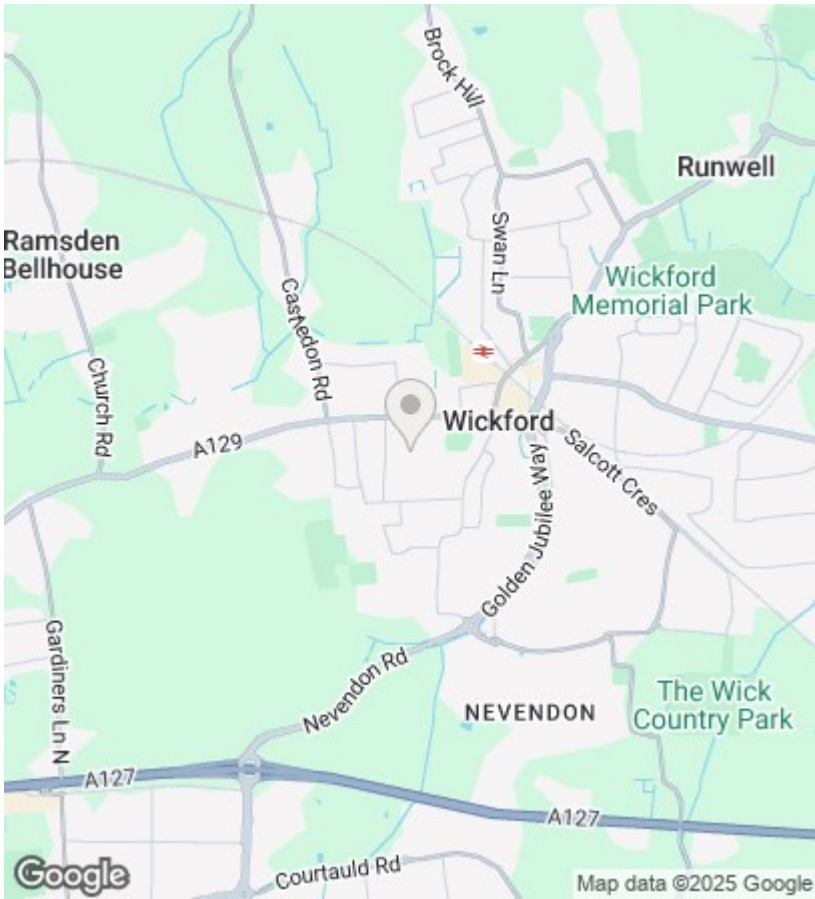
LARGE GARAGE TO REAR/UTILITY ROOM

27'6 x 12'6

Incorporating utility area 8'4 x 7'8 - with double glazed window to rear. Space and provision for washing machine and tumble dryer.



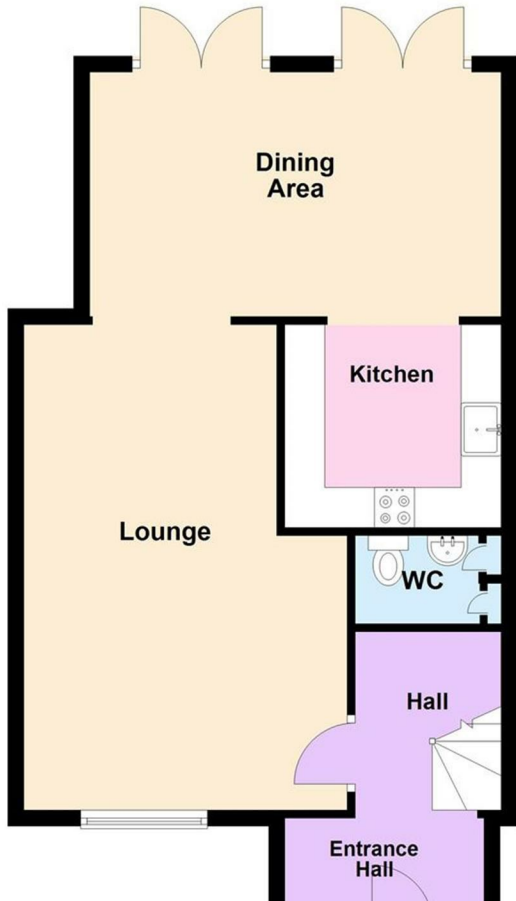




EPC Rating:

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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

