

Sandown Road, Wickford

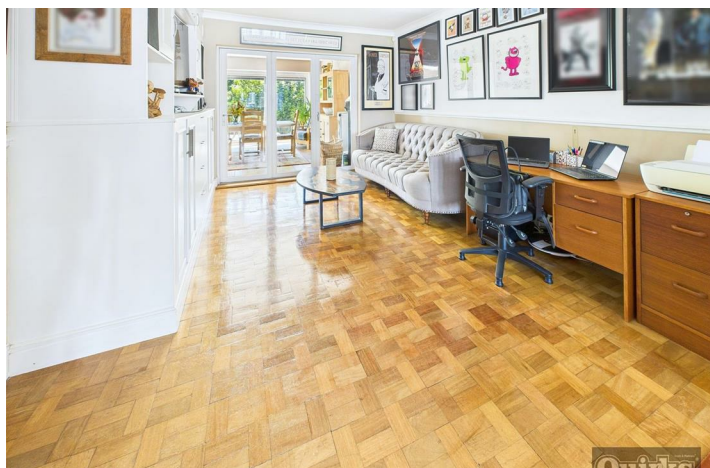
Offers Over £670,000

- Dining Room 16' x 14'2
- Lounge/Snug 15' x 12'10
- 5 First Floor Bedrooms + dressing room
- 2 Log Burners and high ceilings
- Pool/Games Room & Bar
- Living Room 13'4 x 12'
- Kitchen/Breakfast Room 18' x 15'8
- Family Bathroom & 2 En-suites
- Large Versatile Garden to Rear
- Garage & Driveway

5 BEDROOM DETACHED. 2 EN-SUITES. DRESSING ROOM. FAMILY BATHROOM. GARAGE & DRIVEWAY. ENTERTAINERS DREAM WITH GAMES ROOM AND ALFRESCO DINING AREA. NO ONWARD CHAIN. Situated in the popular Shotgate area of Wickford set within easy access of local schools, shops, A127 and A130 is this much improved 5 bedroom detached property benefitting from spacious accommodation including dining room 16' x 14'2, living room 13'4 x 12', lounge/snug 15' x 12'10, kitchen/breakfast room 18' x 15'8, 5 first floor bedrooms, 2 en-suites, dressing room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, high ceilings and gas fired radiator heating, 2 log burners, alarm system, large garden to rear with covered BBQ area, pizza oven and alfresco dining area, games room, garage and driveway to front providing off street parking.



Council Tax Band: D



Double glazed opaque door to:

SPACIOUS ENTRANCE HALL 27'

Double glazed window to front. Two radiators. Tiling to floor. Coved ceiling.

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Tiled surround.

LIVING ROOM

12'5 x 14'3

Double glazed bay window to front. Fireplace. Multi fuel burner. Coved ceiling. Open plan to:

LOUNGE/SNUG

13'4 x 11'6

Fitted cupboards and drawer units. Bi-folding doors to:

DINING ROOM

14'10 x 12'

Large corner wood burner. Bi-folding doors to garden deck.

KITCHEN/BREAKFAST ROOM

18' x 15'8

Double glazed windows and double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with Granite work tops extending to incorporate inset sink unit. Island unit.

Recess for washing machine, tumble dryer and fridge freezer. Built in double oven, hob and extractor fan above. Integrated dishwasher. Radiator.

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 12'6

Upright radiator. Laminate finish to floor extending to:

DRESSING AREA

12'9 x 9'11

Double glazed French doors to Juliette balcony.

EN-SUITE

11'8 x 4'10

Double glazed opaque window to rear. Suite comprising of low level WC, his & hers vanity wash hand basin and large shower cubicle. Extensive tiled surround. Radiator/rail.

BEDROOM TWO

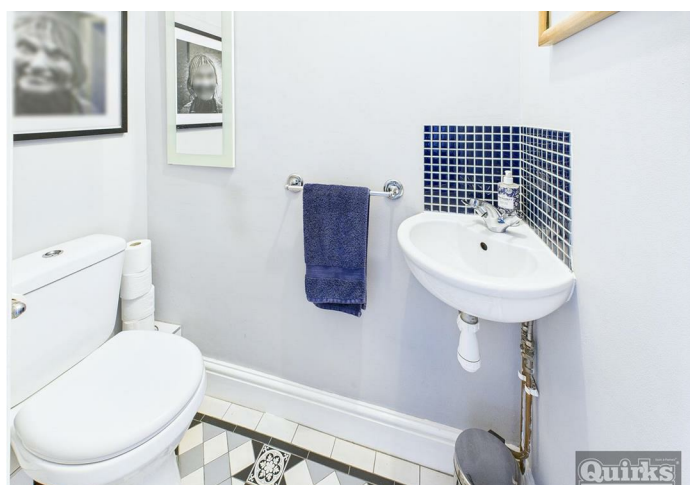
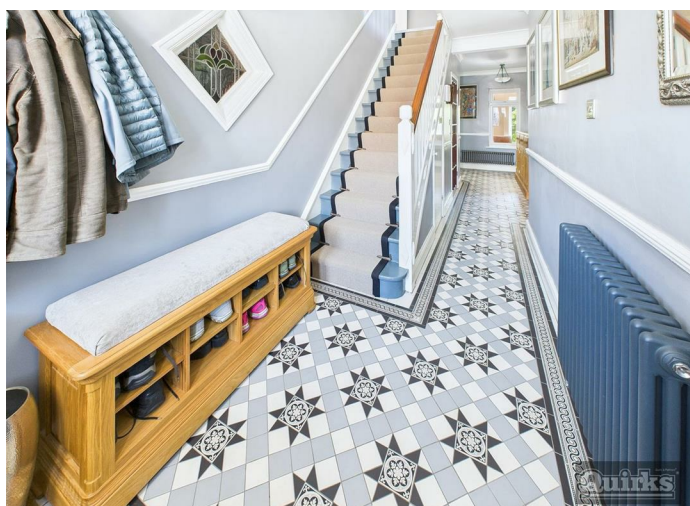
10'8 x 12'6

Double glazed bay window to front with fitted shutters. Double glazed window to side. Radiator. Fitted wardrobe cupboards.

BEDROOM THREE

12'8 x 7'11'

Double glazed window to rear. Radiator. Coved ceiling.



EN-SUITE NUMBER 2

Suite comprising of low level WC, wash hand basin and shower cubicle.

BEDROOM FOUR

16'3 x 7'7

Double glazed window to front. Radiator. Coved ceiling.

BEDROOM FIVE

8'7 x 8'

Double glazed window to front. Radiator. Coved ceiling.

BATHROOM

Recently refitted suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail. Extensive tiled surround.

REAR GARDEN

Private and benefits from extensive paved patio to immediate. Mature plants and fruit trees. Pergola. 2 large water butts. Dual wood sheds. Extensive composite decking. Ornamental pond. Covered BBQ alfresco dining and kitchen area with Granite tops and pizza oven.

POOL ROOM/BAR

22'2 x 11'11

Bi-Fold doors and double glazed window, power and light, great entertainment area with TV and seating, pool table and bar area.

INTEGRAL GARAGE

20'11 x 11'4

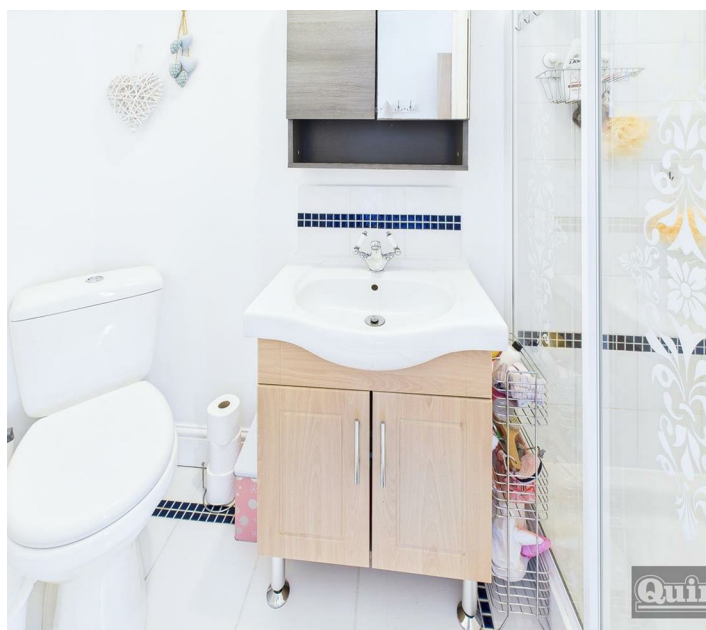
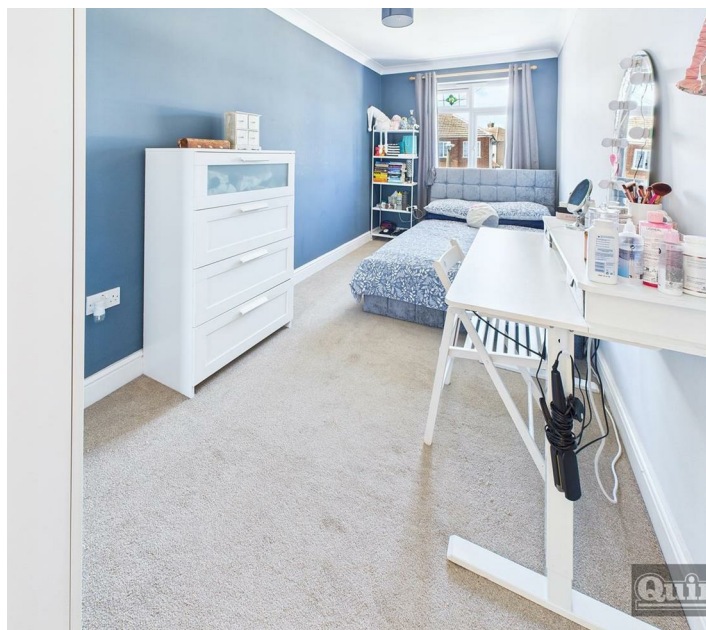
Roller up and over door to front. Power and light connected.

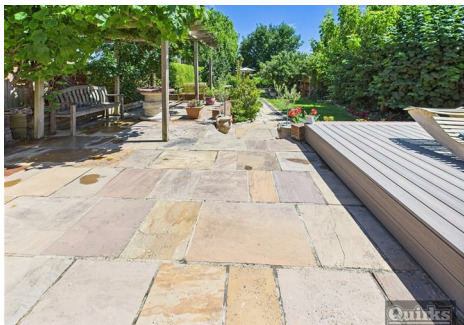
DRIVEWAY

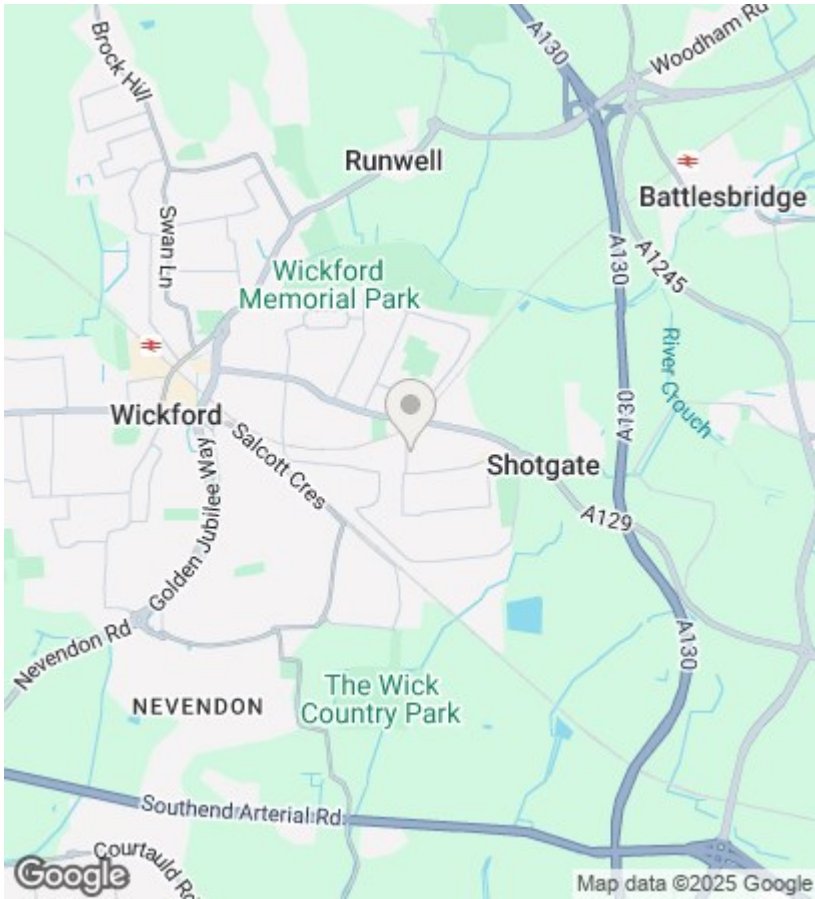
The property benefits from gravel driveway providing off street parking.

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.



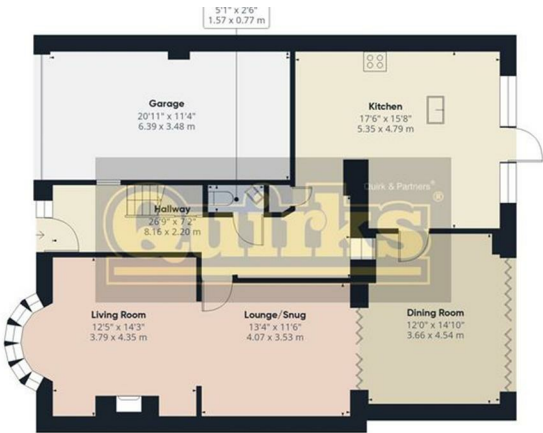




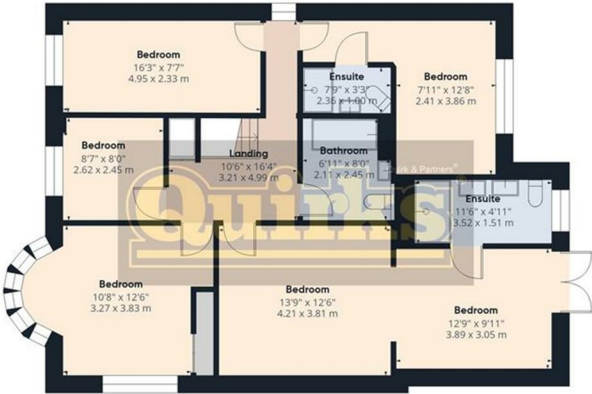
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



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