



Burne Avenue, Wickford, Wickford, Essex

Guide Price £525,000

- EXTENDED FOUR BEDROOM SEMI DETACHED
- GARAGE
- REAR GARDEN
- DINING ROOM
- COUNCIL TAX BAND - E - BASILDON
- ENSUITE AND DRESSING ROOM
- OFF ROAD PARKING
- STUDY AND LOFT ROOM
- CLOSE TO PARKS AND FARMLAND
- EPC - TBC



A FOUR BEDROOM SEMI DETACHED HOUSE located n a popular location in WICKFORD. This home has been cleverly EXTENDED and much IMPROVED by the current owners and has an ENSUITE and DRESSING ROOM to the master bedroom as well as a separate DINING ROOM and a STUDY. We would recommend an internal inspection to understand the size and quality of accommodation on offer.

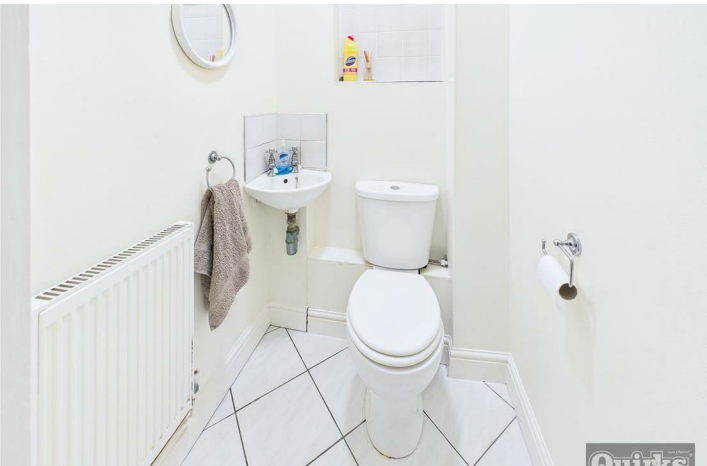
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Council Tax Band: E



#### ENTRANCE HALL

Part double glazed street door to hall, radiator, doors to accommodation, base of stairs to first floor, access understair

#### CLOAKROOM

Low flush wc and wall mounted wash hand basin, tiled splash backs, tiled floor. radiator

#### DINING ROOM

9'11 x 9'9

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

#### KITCHEN

15 x 8'8

Double glazed windows to front, radiator, door to garage, extensive range of units to both ground and eye level incorporating complimentary roll edged working surfaces, inset sink with drainer and mixer tap, tiled floor and splash backs, range type cooker space with hood over, integrated dishwasher and fridge freezer, breakfast bar

#### LOUNGE

23'2 x 11'11

Double glazed French doors to garden alongside double glazed window, radiator, wood effect laminate floor covering, door to snug

#### SNUG

11'11 x 8'7

Double glazed French door to garden, radiator, door to garage

#### LANDING

Access to accommodation, access to loft room via pull down hatch and foldable ladder

#### BEDROOM ONE

11'11 x 11'10

Double glazed window to rear, radiator, opens to dressing area

#### DRESSING AREA

12'2 x 4 plus robes

Double glazed window to rear, fitted wardrobes to one wall, door to ensuite bathroom

#### ENSUITE BATHROOM

Double glazed window to front, tiled floor and walls, pannelled bath with shower and screen over, wash hand basin and low flush wc

#### BEDROOM TWO

10'4 x 10'2

Double glazed window to front, radiator

#### BEDROOM THREE

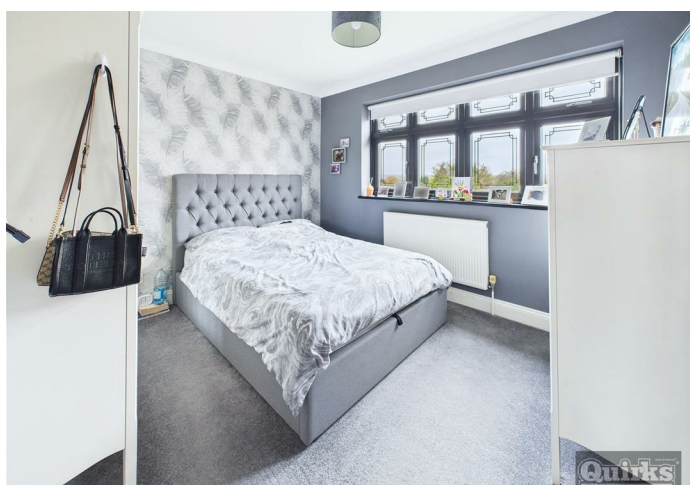
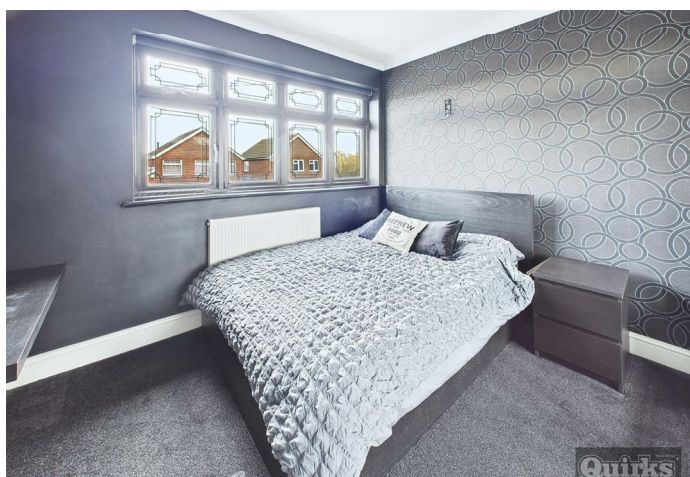
11'3 x 9'11

Double glazed window to rear, radiator

#### BEDROOM FOUR

9'10 x 6'10

Double glazed window to front, wood effect





laminated floor covering, radiator

#### FAMILY BATHROOM

Double glazed window to front, tiled floor and walls, corner bath with shower, wash hand basin inset to vanity cupboard, low flush wc, heated towel rail, tiling to floor and walls

#### LOFT ROOM

16'6 x 10'4 note restricted headroom

Accessed via pull down loft hatch and folding ladder, double glazed Velux type window, access to eaves storage areas

#### REAR GARDEN

Patio area and seating area, lawn, fenced to all boundaries

#### FRONT GARDEN

Block paved offering off road parking, access to garage, outside lighting

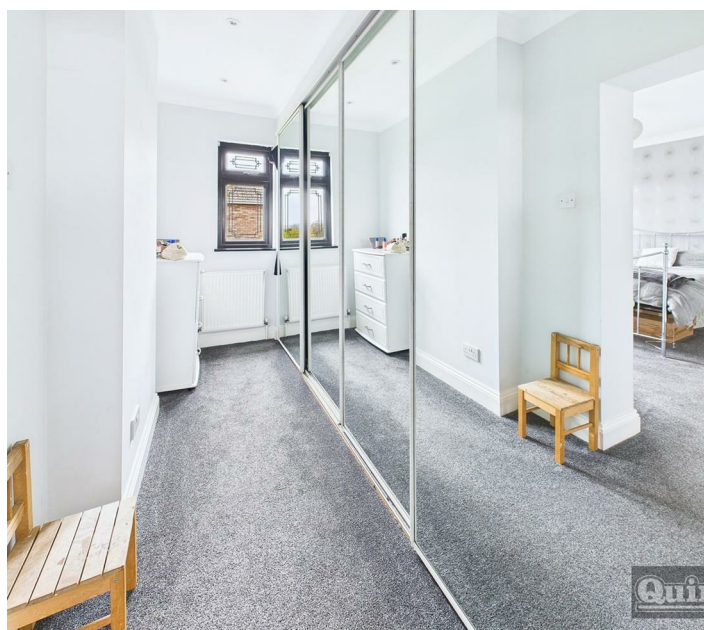
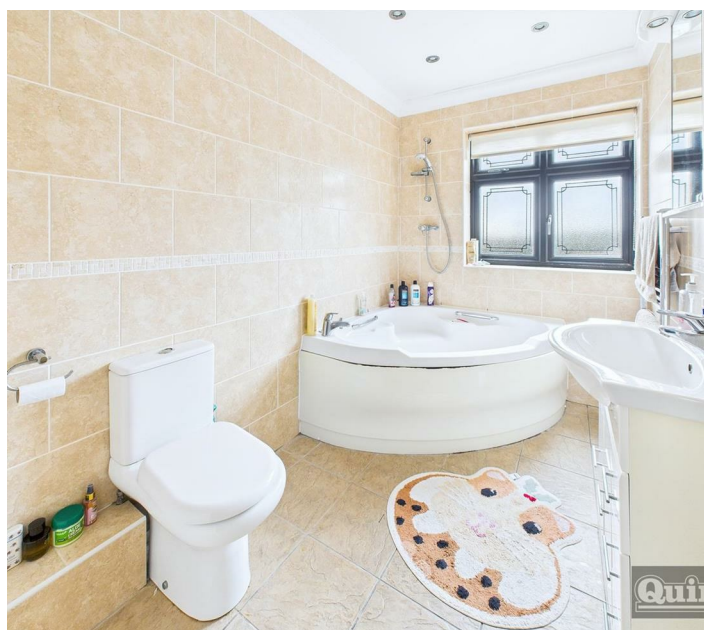
#### GARAGE

14'7 x 8'10

Accessed via up and over door, personal door to kitchen and snug, power and light supplied

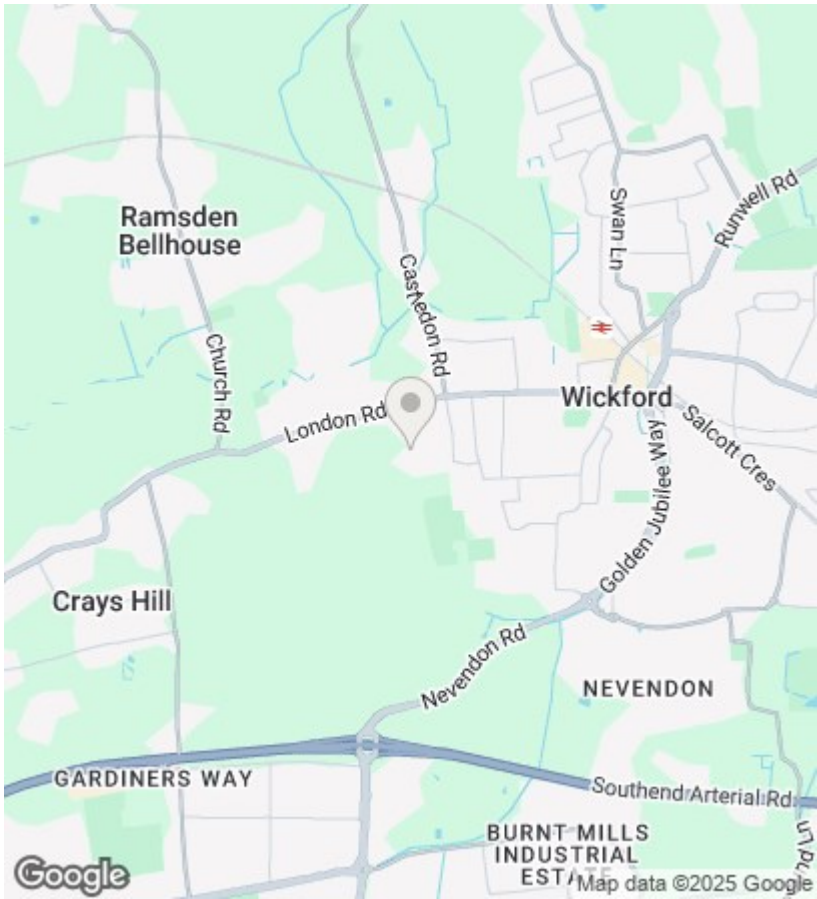
#### DISCLAIMER

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 their own enquiries about the functionality.



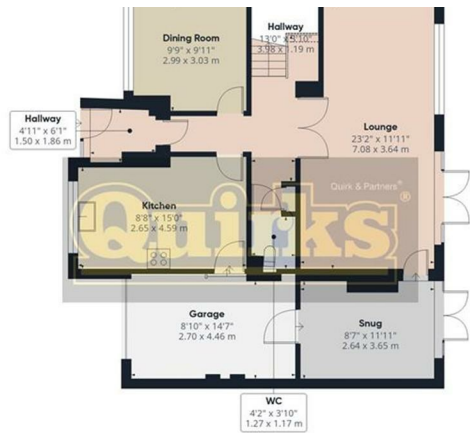




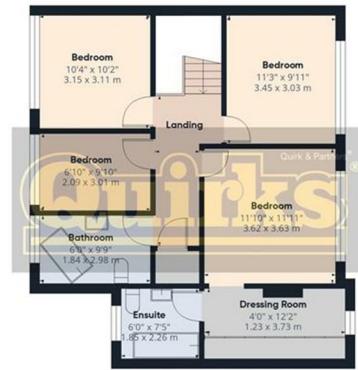


EPC Rating:

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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<br>2002/91/EC |           |



Floor 0



Floor 1

