



West Beech Avenue, Wickford

£435,000

- Living Room 15'2 x 14'10
- 3 Bedrooms
- Wide Garden to Rear
- Block Driveway to Front
- Kitchen/Diner 18' x 12'10
- Bathroom
- Attached Garage & Garden Room/Office
- No Onward Chain

3 BEDROOM LINK-DETACHED. 15'2 LIVING ROOM. 18' KITCHEN/DINER. WIDER THAN AVERAGE REAR GARDEN. ATTACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location on the Southend Road side of Wickford set within easy access of local park, school, shops and town centre is this 3 bedroom link-detached property benefitting from accommodation including living room 15'2 x 14'10, kitchen/diner 18' x 12'10, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, wider than average garden to rear, attached garage and driveway providing off street parking.

 3

 1

 2

 D

Council Tax Band: D



Double glazed opaque door and panelling to:

ENTRANCE HALL

Cloaks cupboard.

LIVING ROOM

15'2 x 14'10

Double glazed window to front. Radiator. Coved ceiling.

KITCHEN/DINER

18' x 12'10

Double glazed window to rear. Double glazed full bay window. Double glazed French doors to rear garden. Double glazed doors to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher and fridge freezer. Built in oven, hob and extractor fan above. Tiled surround. Upright radiator/rail.

FIRST FLOOR LANDING

Double glazed window to side. Coved ceiling. Access to loft. Airing cupboard housing updated combi boiler.

BEDROOM ONE

12'10 x 10'4

Double glazed window to front. Radiator. Coved ceiling. Fitted wardrobe cupboards.

BEDROOM TWO

11' x 9'4

Double glazed window to rear. Radiator. Coved ceiling.

BEDROOM THREE

9'10 x 7'4

Double glazed window to front. Radiator. Coved ceiling. Over stairs wardrobe/cupboard.

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit with shower and screen. Tiled surround. Downlighters to ceiling. Extractor fan.

REAR GARDEN

The property benefits from a wider than average rear garden with paved patio to rear with remainder laid to lawn. Fencing to boundaries. Access path and gate to side.

ATTACHED GARAGE

17'4 x 10'10

Up and over door to front. Power and light connected. Bin storage. Utility area with space for washing machine and tumble dryer.

GARDEN ROOM/OFFICE

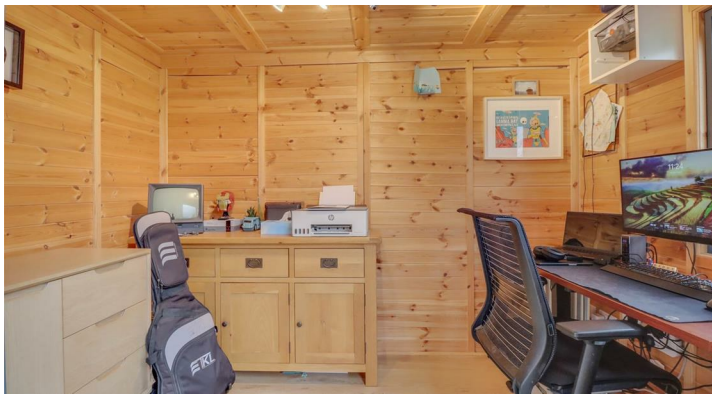
With power and light connected.

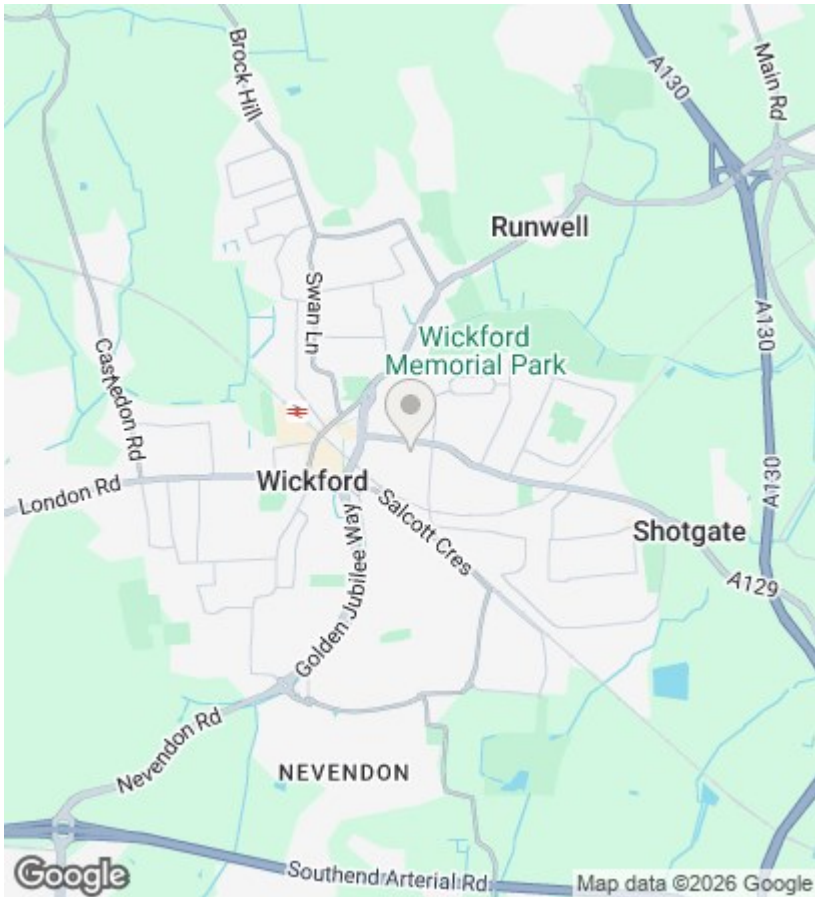


DRIVEWAY TO FRONT

Block paved driveway to front providing off street parking for 2 cars.



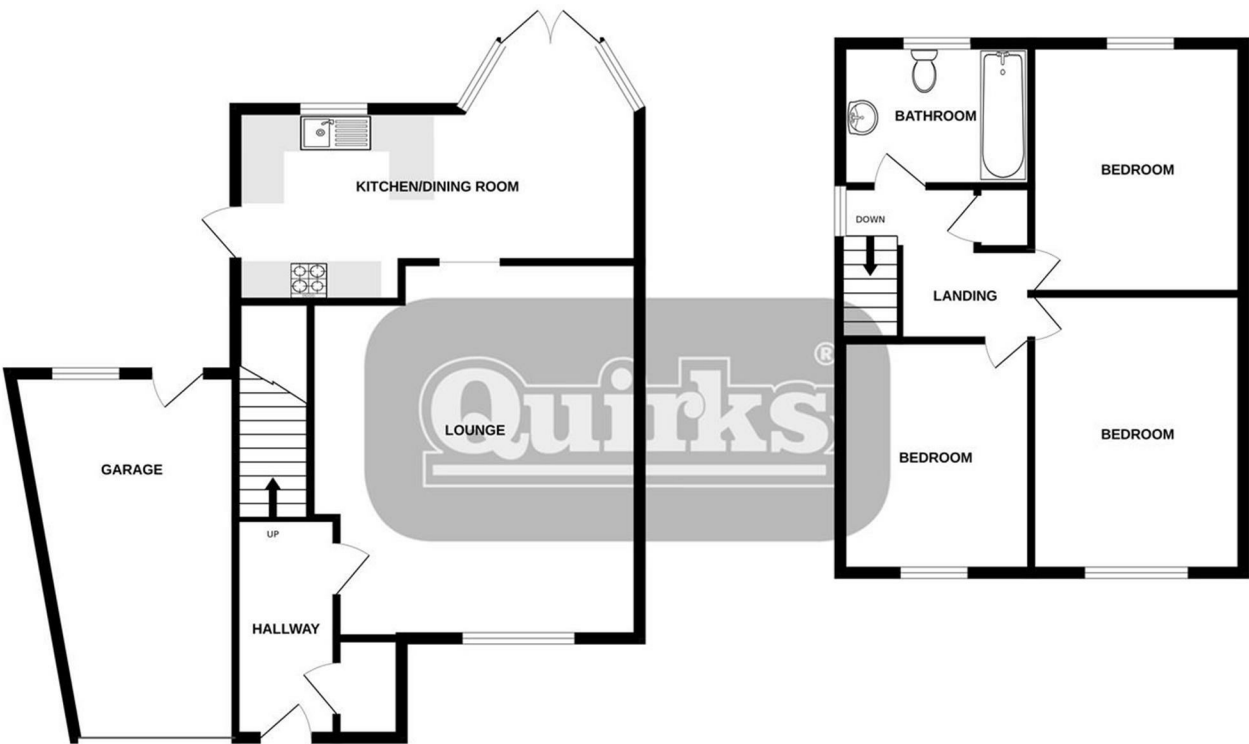




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floor plan is for illustrated purposes only. All representations including measurements, doors,