



## Blake Hall Drive, Wickford

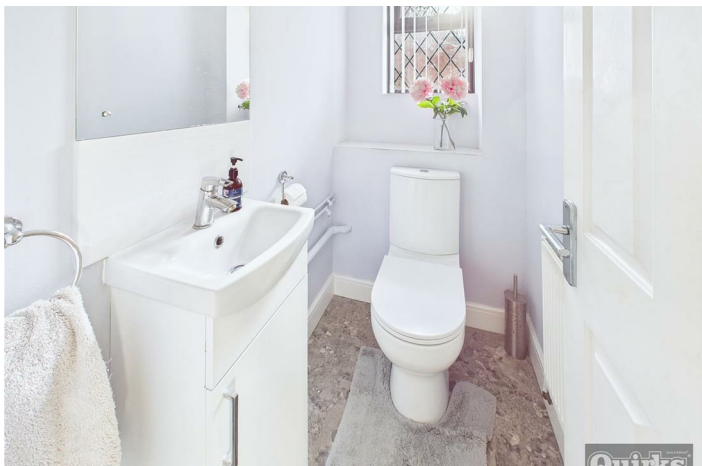
Offers Over £550,000

- FOUR BEDROOM DETACHED
- ENSUITE
- STUDY + ALARM
- NOT BEEN ON MARKET SINCE NEW 37 YEARS AGO
- EPC - C
- DOUBLE GARAGE
- CLOAKROOM
- ENVIABLE CUL DE SAC LOCATION
- SHOTGATE LOCATION
- COUNCIL TAX - E - BASILDON

A substantial and EXTENDED FOUR BEDROOM detached house located in the ever popular SHOTGATE area of WICKFORD in an enviable CUL DE SAC location.



Council Tax Band: E



## PORCH

Part double glazed street door, further street door to entrance hall

## ENTRANCE HALL

Base of stairs to first floor, doors to accommodation, radiator

## CLOAKROOM

Double glazed window to front, radiator, low flush wc and wash hand basin inset to vanity unit

## LOUNGE

18'5 x 11'1

Double glazed window to front and double glazed sliding patio doors to garden, 2 x radiators, gas fire inset to decorative stone surround.

## DINING ROOM

14'2 x 9'6

Double glazed window to rear, radiator

## KITCHEN

21'7 x 8'9

Double glazed window to rear garden, double glazed door to flank to garden with window alongside, door to study, radiator, extensively fitted to both ground and eye level, tiled floor and splash backs, fitted oven, grill and hob with cooker hood over, inset sink unit with mixer tap and drainer, space for washing machine and dishwasher

## STUDY

8'9 x 7'11

Double glazed window to flank, radiator

## FIRST FLOOR LANDING

Access to loft, doors to accommodation

## BEDROOM ONE

10'7 x 9'6

Double glazed window to rear, radiator, range of fitted wardrobed to one wall, door to ENSUITE

## ENSUITE

Double glazed window to side, tiled walls and floor, heated towel rail, shower cubicle low flush wc, wash hand basin inset to vanity cupboard

## BEDROOM TWO

11'3 x 8'11

Double glazed window to rear, radiator

## BEDROOM THREE

11 x 7

Double glazed window to front, radiator

## BEDROOM FOUR

8'2 x 6'2

Double glazed window to rear, radiator

## FAMILY BATHROOM

Double glazed window to front, fully tiled, heated towel rail, three piece suite in white, comprising panelled bath with shower and screen over, concealed flush wc and



wash hand basin inset to vanity unit.

#### DOUBLE GARAGE

18'2 x 16'7

Accessed via two single up and over doors, power and light supplied, personal door to rear garden, block paved double width driveway in front of garage

#### FRONT GARDEN

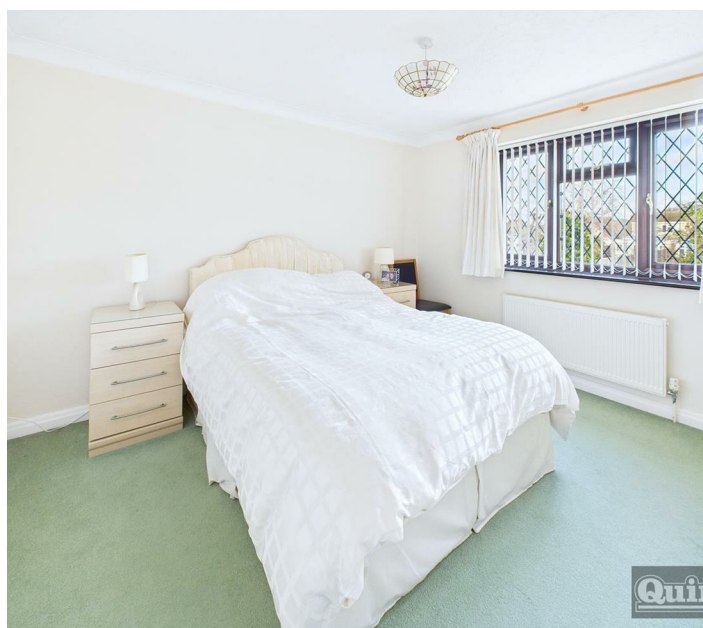
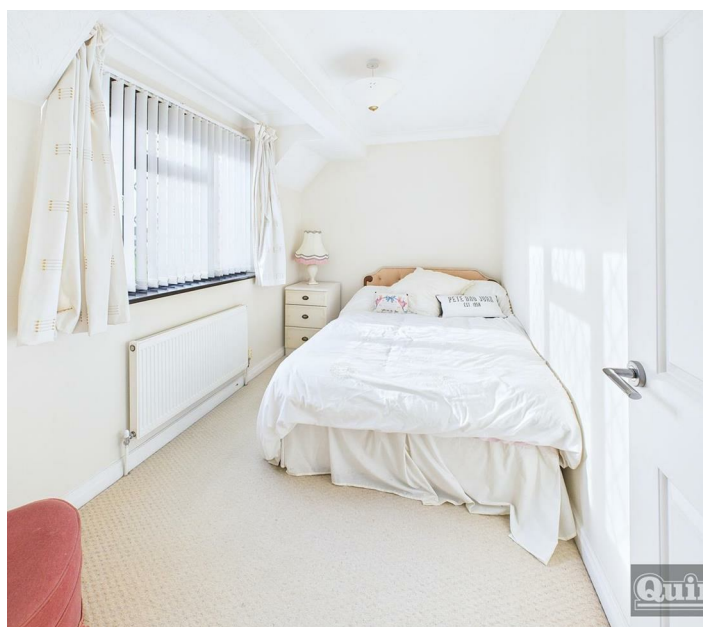
Block paved for low maintenance, could be utilised for additional parking spaces

#### REAR GARDEN

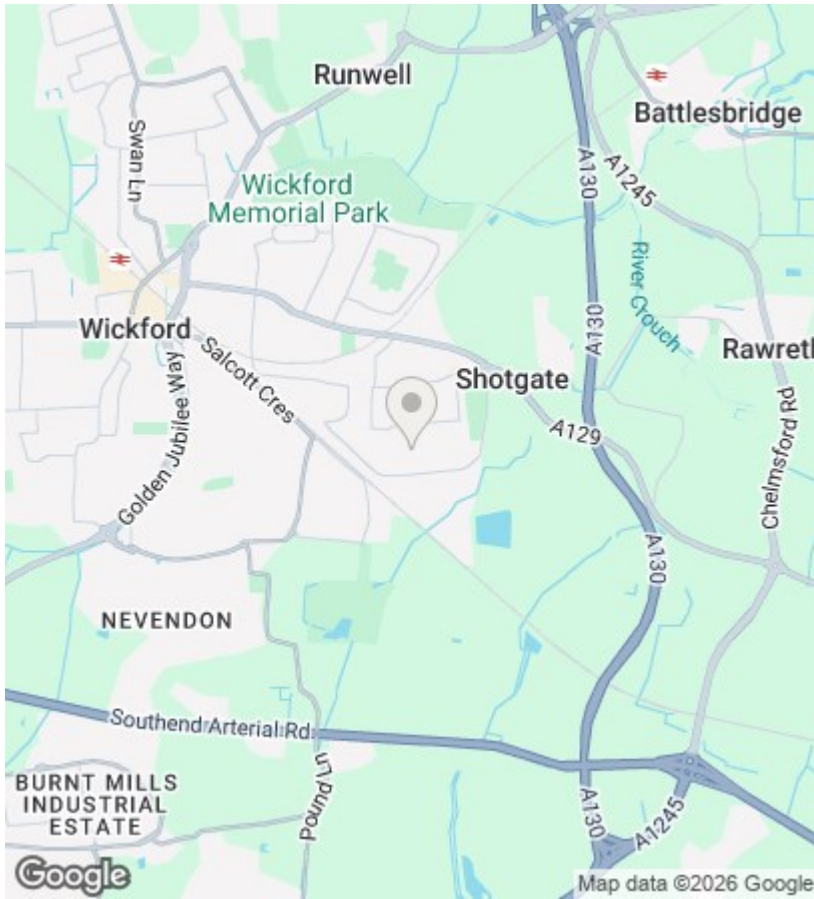
Commences with patio, remainder laid mostly laid to lawn, flower and shrub borders, personal door to garage and gate to the front of property

#### 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.







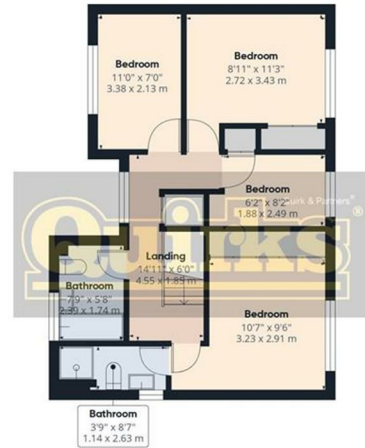
EPC Rating:

C

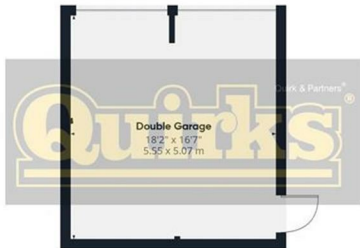
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2