



## Warren Drive, Wickford

£525,000

- Lounge 24'6 x 11'7
- 4 Bedrooms
- Bathroom & En-suite
- Large Attached Garage & Driveway
- Kitchen/Breakfast Room 20'6 x 9'
- Conservatory/Utility 9' x 6'
- Wider Than Average Plot
- No Onward Chain

4 BEDROOM DETACHED BUNGALOW. LARGE ATTACHED GARAGE/WORKSHOP. WIDER THAN AVERAGE CORNER PLOT. NO ONWARD CHAIN.

4 2 1 D

Council Tax Band: B



Double glazed door at side to:

#### BEDROOM THREE

11'6 x 8'6

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

#### BEDROOM TWO

11'6 x 9'

Double glazed window to front. Radiator. Range of fitted wardrobe cupboards and drawers.

#### REFITTED BATHROOM

7'10 x 5'4

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiling to floor and walls. Radiator/rail. Coved ceiling.

#### BEDROOM ONE

13'4 x 9'2

Double glazed window to rear. Radiator. Range of fitted wardrobe cupboards and drawers. Coved ceiling.

#### EN-SUITE

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiling to floor and walls. Extractor fan. Radiator/rail.

#### KITCHEN/BREAKFAST ROOM

20'6 x 9'

Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Breakfast bar. Display cupboards. Built in oven, induction hob. Integrated fridge and dishwasher. Laminated finish to floor. Coved ceiling with downlighters.

#### LOUNGE

24'6 x 11'7

Double glazed French doors and windows to rear. Fireplace. Radiator.

#### CONSERVATORY/UTILITY

9' x 6'

Double glazed window and double glazed French doors to rear garden. Work top with space for washing machine and tumble dryer.

#### SNUG/BEDROOM FOUR

11'2 x 9'8

Double glazed window to front. Radiator. Coved ceiling.

#### WIDER THAN AVERAGE END PLOT

The property benefits from a wider than average end plot with wide paved patio area



with block edging to immediate rear with remainder laid to lawn. Path to additional paved area. raised beds. Fencing to side and rear boundaries. Access to:

#### SIDE GARDEN

2 sheds. Courtesy door to:

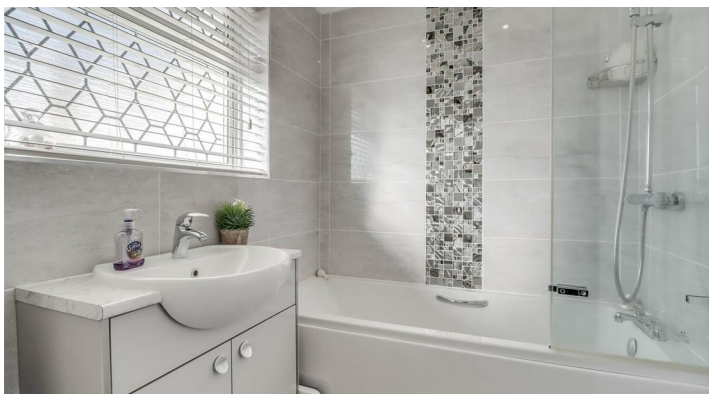
#### LARGE ATTACHED GARAGE/WORKSHOP

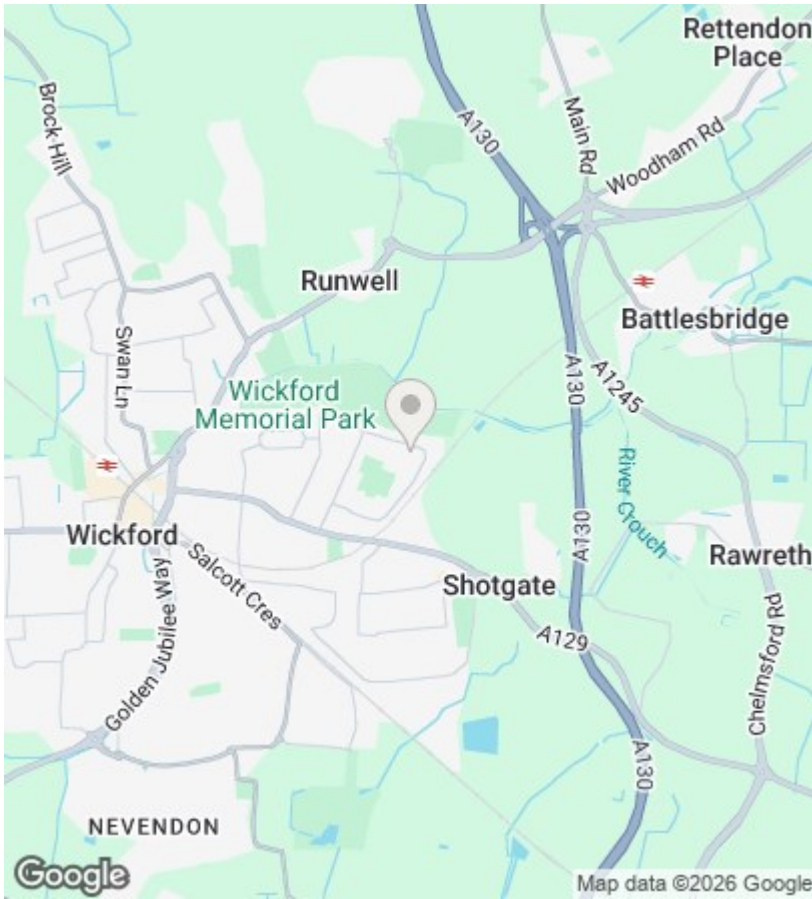
Up and over door to front. Window to rear. Power and light connected. Independent driveway to front providing off street parking.

#### 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 their own enquiries about the functionality.







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor

