

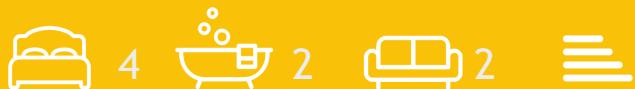


## Swan Lane, Wickford

£700,000

- Spacious Kitchen/Family 26'4 x 11'
- 4 First Floor Bedrooms
- Westerly 60ft Rear Garden
- Extensive Driveway to Front
- Lounge/Diner 25'10 x 16'
- Bathroom & Ground Floor Cloakroom
- Double Garage
- Close to Station & Town Centre

4 BEDROOM DETACHED. 25'10 LOUNGE/DINER. 26'4 KITCHEN/FAMILY ROOM. 60FT WESTERLY REAR GARDEN. DOUBLE GARAGE & DRIVEWAY. Conveniently located close to town centre and mainline station is this 4 bedroom detached property benefitting from accommodation including lounge/diner 25'10 x 16', spacious kitchen/family room 26'4 x 11', 4 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, westerly rear garden approaching 60ft, double garage and extensive driveway to front providing off street parking.



Council Tax Band: F



#### RECESS PORCH

at side with double glazed opaque door and panelling to:

#### SPACIOUS ENTRANCE HALL

Understairs cupboard. Built in double cloaks cupboard.

#### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Tiling to floor and walls. Radiator.

#### SPACIOUS KITCHEN/FAMILY ROOM

26'4 x 11'

Double glazed half bay window and additional double glazed opaque window to front. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Integrated dishwasher, washing machine, fridge and freezer. Built in oven, grill, hob and extractor fan above. Tiling to floor and surround. Glazed display cupboards. Coved ceiling. Cupboard housing combi boiler. Radiator. Breakfast bar.

#### SPACIOUS LOUNGE/DINER

25'10 x 16'

Double glazed window and double glazed patio doors to rear garden. Radiator. Sandstone fireplace with gas heater. Laminate finish to floor. Coved ceiling.

#### FIRST FLOOR LANDING

Double glazed opaque window to side.

#### BEDROOM

15' x 12'6

Double glazed window to rear. Radiator. Range of fitted bedroom furniture incorporating wardrobes, drawers and cupboards.

#### BEDROOM

12' x 10'

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

#### BEDROOM

13' x 10

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

#### BEDROOM

13' x 11'

Double glazed window to rear. Radiator. Fitted wardrobe cupboards.

#### BATHROOM

9'10 x 9'4

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand



basin, panel enclosed bath unit with shower.  
Lighted mirror. Extensive tiled surround.  
Radiator.

#### WESTERLY REAR GARDEN

approaching 60'

Commencing with extensive porcelain patio to immediate rear with remainder laid to artificial lawn with flower and shrub borders. Gate to side. External tap to front.

#### DOUBLE GARAGE

Door to side. Power and light connected.

#### EXTENSIVE DRIVEWAY TO FRONT

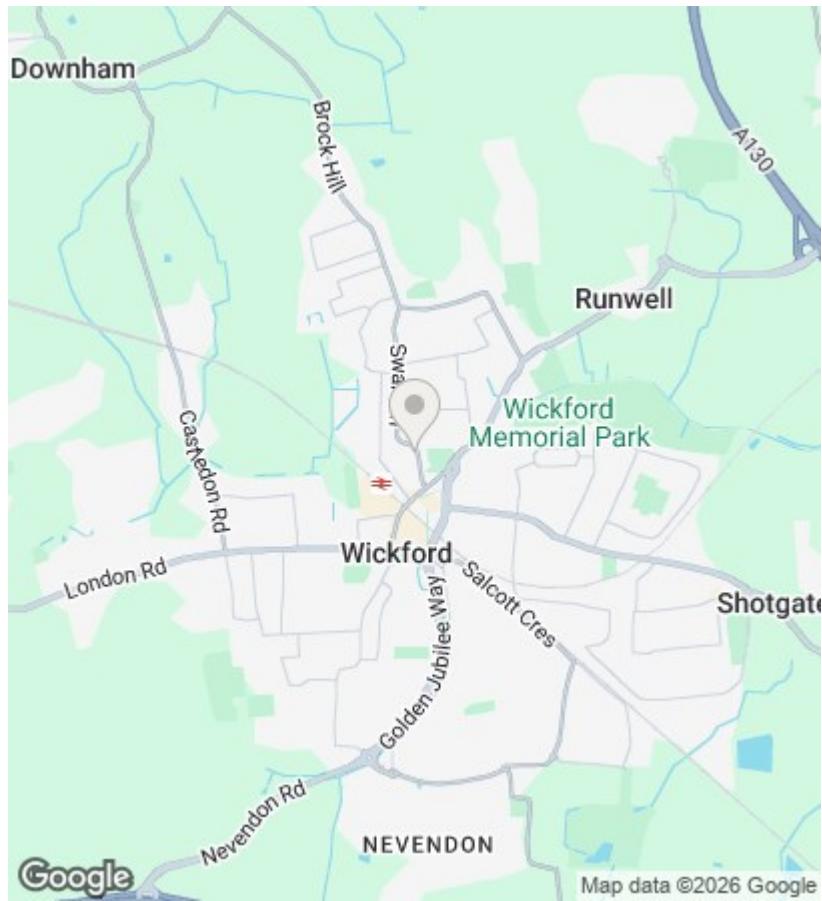
The property benefits from extensive driveway to front providing off street parking.

#### 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.



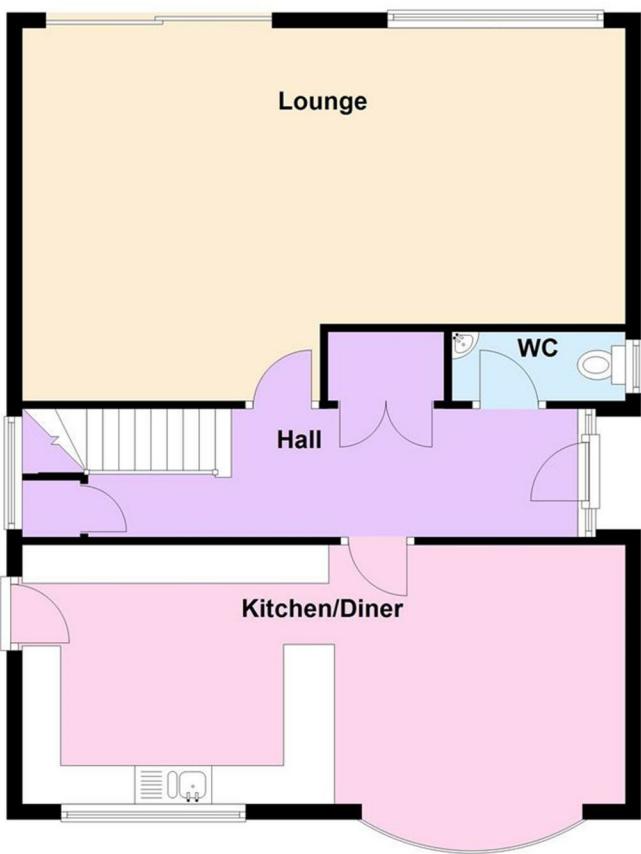




## EPC Rating:

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

### Ground Floor



### First Floor

