



Woodberry Road, Wickford

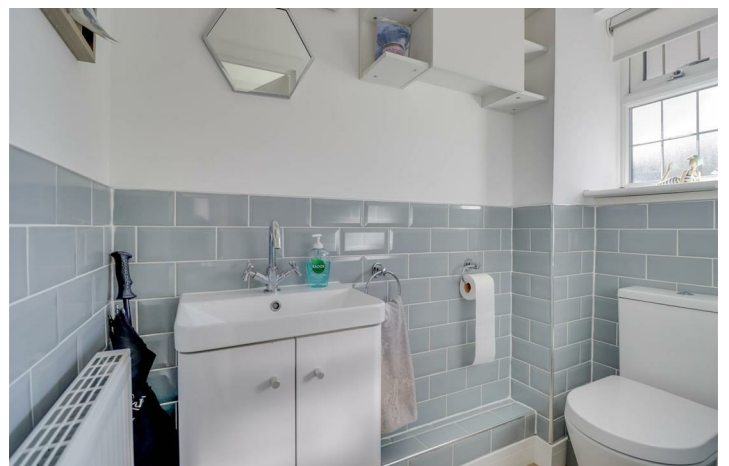
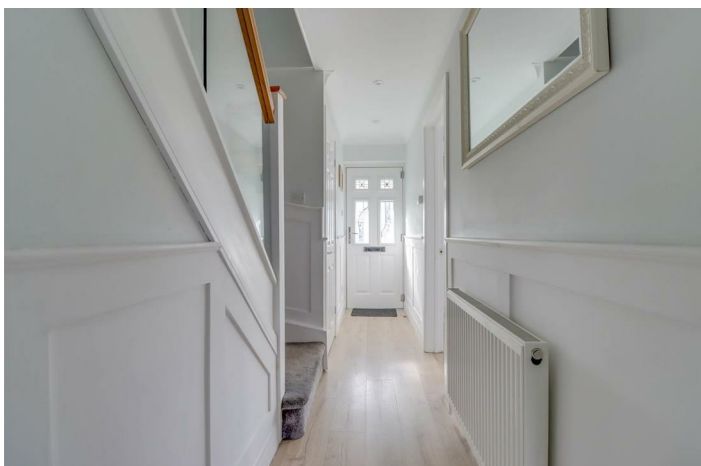
Offers Over £525,000

- Living Room 15'10 x 12'10
- Spacious Kitchen 14'8 x 9'2
- Cloakroom, En-suite & Bathroom
- Integral Garage
- Dining/Sitting Room 18' x 9'8
- 4 First Floor Bedrooms
- Wide Garden to Rear
- Driveway to Front

4 BEDROOM DETACHED. INTEGRAL GARAGE & DRIVEWAY. 15'10 LIVING ROOM. 18' DINING/SITTING ROOM. 14'8 KITCHEN. Situated on the popular Shotgate area of Wickford set within easy access of local schools, shops, park A127 and A130 is this 4 bedroom detached property benefitting from accommodation including living room 15'10 x 12'10, dining/sitting room 18' x 9'8, kitchen 14'8 x 9'2, 4 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, integral garage & driveway to front providing ample off street parking.



Council Tax Band: E



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Radiator. Under stairs cupboard. Laminate finish to floor. Coved ceiling with downlighters.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Tiled surround. Cupboard storage.

KITCHEN

14'8 x 9'2

Double glazed window to front. 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. Walk in corner unit. Built in oven, grill, hob, microwave and extractor fan. Integrated dishwasher. Space for washing machine and fridge freezer. Upright radiator.

LIVING ROOM

15'10 x 12'10

Double glazed window and full height window to rear. Two radiators. Coved ceiling. Laminate finish to floor extending to:

DINING/SITTING ROOM

18' x 9'8

Double glazed window to side. Double glazed French doors to rear garden. Radiator. Vaulted ceiling.

FIRST FLOOR LANDING

Access to loft. Built in storage cupboard.

BEDROOM ONE

13' x 9'3

Double glazed window to rear. Radiator. Built in wardrobe cupboards.

EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail. Extractor fan.

BEDROOM TWO

18'4 x 9'3

Double glazed windows to front and rear. Two radiators.

BEDROOM THREE

9'6 x 9'2

Double glazed window to front. Radiator.

BEDROOM FOUR/STUDY

8'2 x 6'9

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

BATHROOM

Double glazed opaque



window to front. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiled surround. Radiator/rail. Extractor fan. Downlighters to ceiling.

REAR GARDEN

The property is situated on a wide corner plot with paved patio extending to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Sheds to side. Access via path and gate. Double glazed door to:

INTEGRAL GARAGE

19'

Roller door to front. Power and light connected. Utility area.

DRIVEWAY TO FRONT

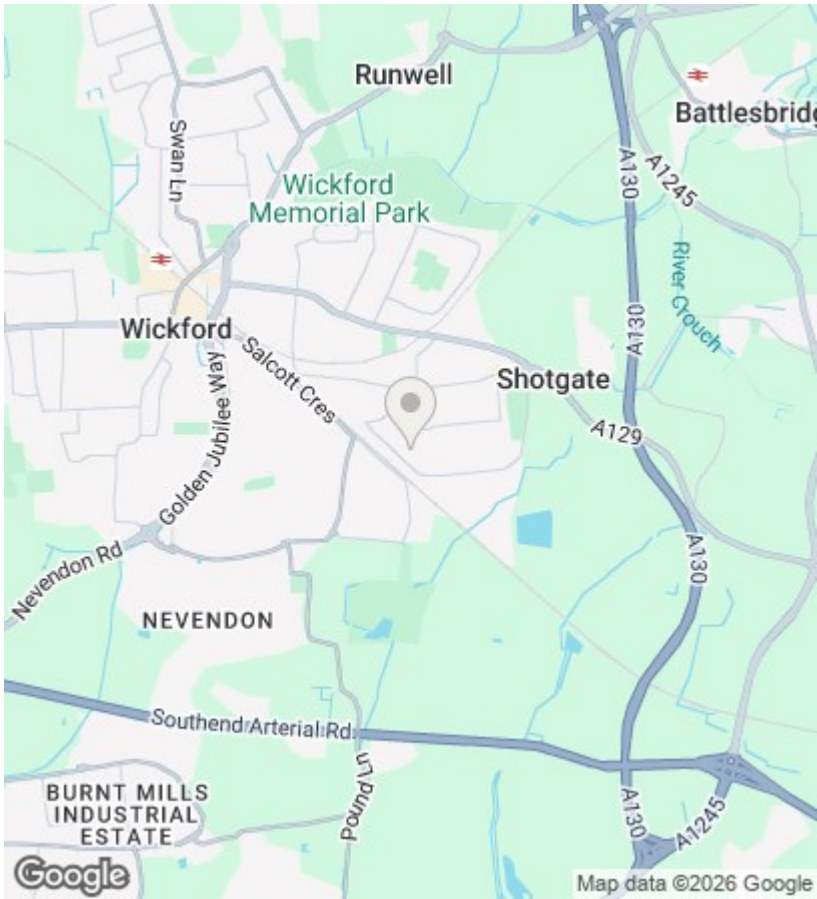
The property benefits from driveway to front providing ample off street parking.

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.







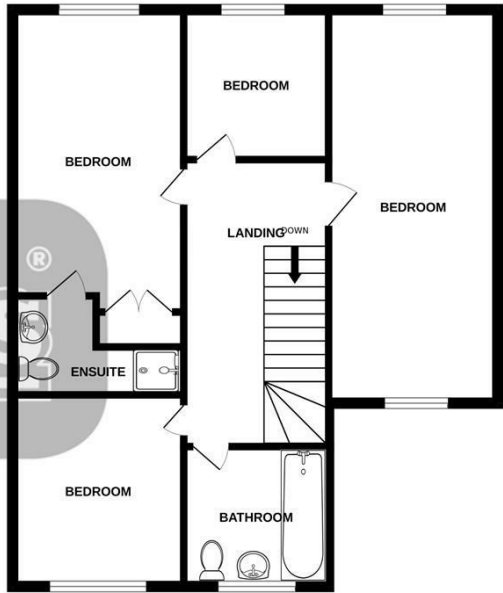
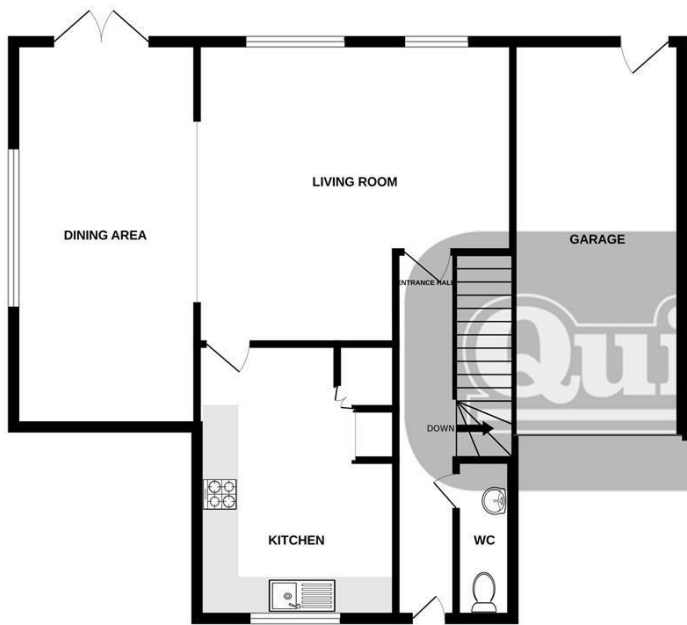
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017
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