



## Nevendon Road, Wickford

£525,000

- Living Room 20' x 15'10
- Conservatory 10'10 x 9'
- Covered Porch/Utility
- Garden to Rear
- In Out Driveway
- Dining Room 12'6 x 10'6
- Kitchen 14'4 x 9'
- 4 Bedrooms
- Attached Garage/Workshop



4 BEDROOM DETACHED. ATTACHED GARAGE & WORKSHOP. IN OUT DRIVEWAY TO FRONT. 20' LIVING ROOM. 14'4 KITCHEN. Situated on the Nevendon Road side of Wickford within easy access of local shops, schools and A127 is this 4 bedroom detached property benefitting from accommodation including living room 20' x 15'10, dining room 12'6 x 10'6, conservatory 10'10 x 9', kitchen 14'4 x 9', 4 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, attached garage/workshop and in out driveway to front providing off street parking with EV charge point.



Council Tax Band: E





Double glazed opaque door and panelling to:

#### ENTRANCE HALL

Radiator. Cloaks cupboard.

#### CLOAKROOM

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

#### LIVING ROOM

19'10 x 15'7

Two double glazed windows to front. Coved ceiling. Fireplace. Radiator. Double doors to:

#### DINING ROOM

11'9 x 10'4

Radiator. Coved ceiling. Double glazed patio doors to:

#### CONSERVATORY

9'8 x 8'3

Double glazed windows to sides and rear. Double glazed French doors to rear garden. Radiator.

#### KITCHEN

14'9 x 9'

Double glazed window to rear. 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. Recess for range style cooker and fridge freezer. Tiling to floor and surround. Downlighters to ceiling.

#### COVERED PORCH/UTILITY

11'6 x 4'7

Double glazed door to rear garden. Space for fridge freezer, washing machine and tumble dryer.

#### FIRST FLOOR LANDING

Double glazed window to side. Access to loft.

#### BEDROOM ONE

12'6 x 11'9

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

#### BEDROOM TWO

12'5x 9'8 max

Double glazed window to front. Radiator. Over stairs cupboard.

#### BEDROOM THREE

10'1 x 9'5

Double glazed window to front. Radiator. Coved ceiling.

#### BEDROOM FOUR

9'7 x 7'10

Double glazed window to rear. Radiator. Airing cupboard housing updated cylinder. Coved ceiling.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower and screen. Tiled surround. Radiator/rail. Coved ceiling. Vanity cupboard.

#### REAR GARDEN

Commencing with block paved patio to immediate rear with remainder laid to lawn with flower and shrubs. fencing to side and rear boundaries. Shed and greenhouse. Access to side.

#### WORKSHOP

19'7 x 7'7

Power and light connected. Door to:

#### ATTACHED GARAGE

17'2 x 7'10

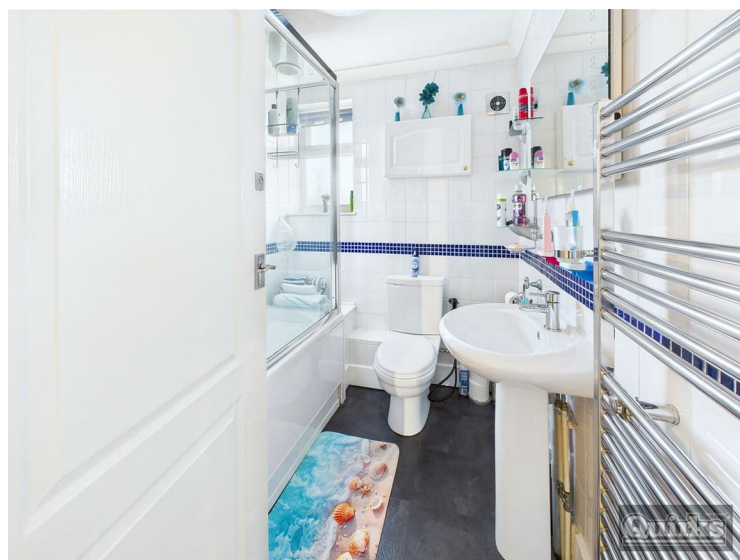
Recently fitted electric remote controlled roller door. EV Charger to front.

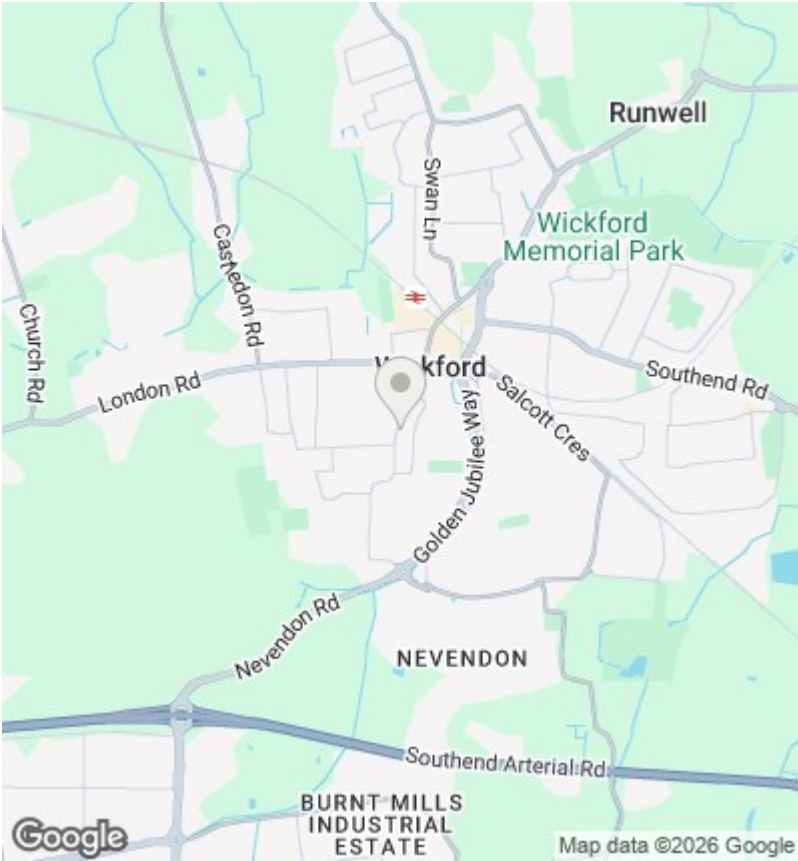
#### IN OUT DRIVEWAY

The property benefits from in out 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:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

