



Oakhurst Drive, Wickford

£410,000

- Lounge 25'10 x 10'
- Bedroom 1 12'6 x 10'
- Bathroom 4 Piece Suite
- Garage
- Refitted Kitchen/Diner 16' x 13'4
- Bedroom 2 10' x 8'6
- Southerly 90ft Garden to Rear
- Driveway to Front

2 BEDROOM EXTENDED SEMI-DETACHED BUNGALOW. GARAGE. 90FT SOUTHERLY GARDEN TO REAR. NO ONWARD CHAIN. Situated in a convenient location on the Nevendon Road side of Wickford set within walking distance of local school, shops and park and easy access of town centre and mainline station is this extended 2 bedroom semi-detached bungalow benefitting from accommodation including lounge 25'10 x 10', refitted kitchen/diner 16' x 13'4, 2 bedrooms and bathroom with 4 piece suite. The property's specification includes double glazed windows and gas fired radiator heating, owned solar panels with battery backup, 90ft southerly rear garden, garage approached via shared driveway with driveway to front providing off street parking with EV charging point. The property is offered with no onward chain.

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Council Tax Band: C



Double glazed door and panelling to:

ENTRANCE HALL

Access to loft. Airing cupboard.

BEDROOM ONE

12'6 x 10'

Double glazed window to front. Radiator.

BEDROOM TWO

10' x 8'6

Double glazed window to side. Radiator. Laminate finish to floor.

BATHROOM

Double glazed opaque window to side. 4 piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Radiator/rail. Extensive tiled surround. Extractor fan.

LOUNGE

25'10 x 10'

Double glazed French doors to rear garden. Upright radiator and additional radiator. Fireplace with inset fire. Glazed double doors to:

REFITTED KITCHEN/DINER

16' x 13'4

Double glazed windows to rear and side. Radiator. 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. Recess for washing machine and tumble dryer. Space for fridge freezer and freezer. Built in oven, hob and extractor fan above.

SOUTHERLY REAR GARDEN

approaching 90ft Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders.. Fencing to boundaries. Timber shed/office. 28' x 10' Courtesy door to:

GARAGE

Up and over door to front. New door to rear. Power and light connected. Approached via shared driveway.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking. EV charging point (untested).

DISCLAIMER

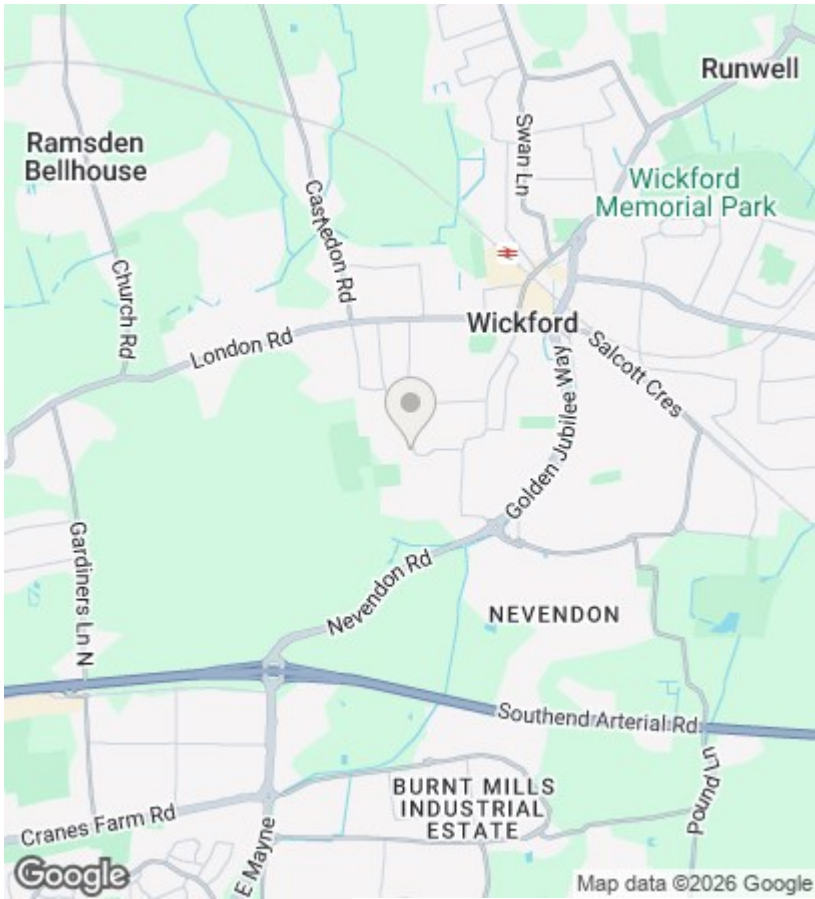
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by



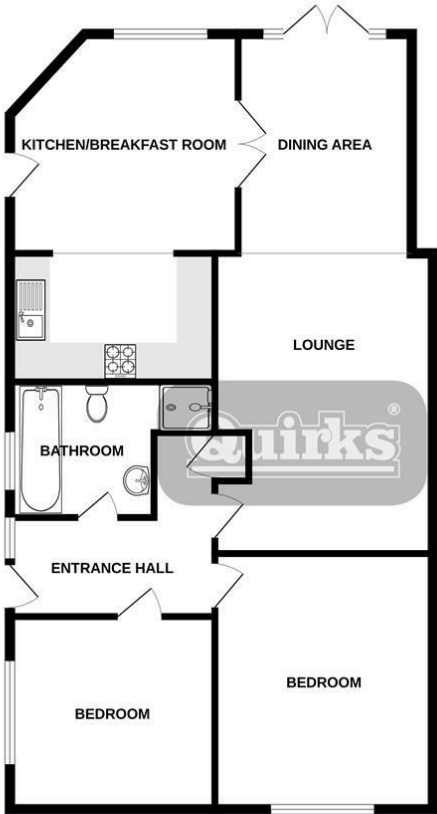
the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.







GROUND FLOOR



This floor plan is for illustrative 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 listed. Metropix ©2017. Made with Metropix i2016.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	