



Hill Avenue, Wickford

£537,500

- 4 DOUBLE BEDROOMS
- DINING ROOM
- UTILITY ROOM & INTEGRAL GARAGE
- BATHROOM, EN-SUITE & CLOAKROOM
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- 90' WESTERLY GARDEN
- MODERNISATION REQUIRED

SPACIOUS 4 BEDROOM DETACHED HOUSE WITH 90' WESTERLY REAR GARDEN. MODERNISATION REQUIRED. SPACIOUS LOUNGE. SEPARATE DINING ROOM. BATHROOM, EN-SUITE & CLOAKROOM. KITCHEN AND UTILITY ROOM. INTEGRAL GARAGE. Situated in a established and convenient location set within walking distance of Beauchamp's school, local shops, park and within easy access of town centre and mainline station is this spacious 4 bedroom detached property providing family accommodation including lounge 20'8 x 12', dining room 13'6 x 10', kitchen/breakfast room 12'2 x 8'10, utility area 9'6 x 6'10, and 4 first floor double bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, solar panels (untested), and gas fired radiator heating (untested), 90ft westerly rear garden, part integral garage and driveway providing off street parking to front.



Council Tax Band: E



SPACIOUS ENTRANCE HALL
18'9 x 5'8

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin.

DINING ROOM

13'6 x 10'
Double glazed bay window to front. Radiator. Coved ceiling. Glaze double doors to:

SPACIOUS LOUNGE

Double glazed French doors and double glazed panelling to rear garden. Two radiators.

KITCHEN/BREAKFAST ROOM

12'2 x 8'10
Double glazed window to rear. Two double glazed windows to side. Range of base and wall mounted units providing drawer and cupboard space with work top surfaces extending to incorporate inset sink unit. Space for appliances. Tiling to floor.

UTILITY AREA

9'5 x 6'10
Double glazed window and double glazed door to side. Additional base and units. Space for washing machine and tumble dryer.

FIRST FLOOR LANDING

Airing cupboard. Access to loft.

BEDROOM 1

15'7 x 10'8
Double glazed window to front. Radiator. Coved ceiling. Fitted wardrobe cupboards.

EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle (capped). Radiator. Tiled surround.

BEDROOM 2

12'2 x 10'8
Double glazed window to rear. Radiator. Coved ceiling. Fitted wardrobe cupboard.

BEDROOM 3

10'8 x 10'
Double glazed window to rear. Radiator. Fitted wardrobe cupboards.

BEDROOM 4

11'8 x 7'8
Double glazed window to front. Radiator. Built in wardrobe cupboard. Coved ceiling.

BATHROOM

10' x 4'6
Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and corner bath unit. Coved ceiling. Radiator. Part tiling to walls.



90' WESTERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to boundaries. Access to side.

INTEGRAL GARAGE

Up and over door to front. Power and light connected.

EXTENSIVE DRIVEWAY TO FRONT

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

DISCLAIMER

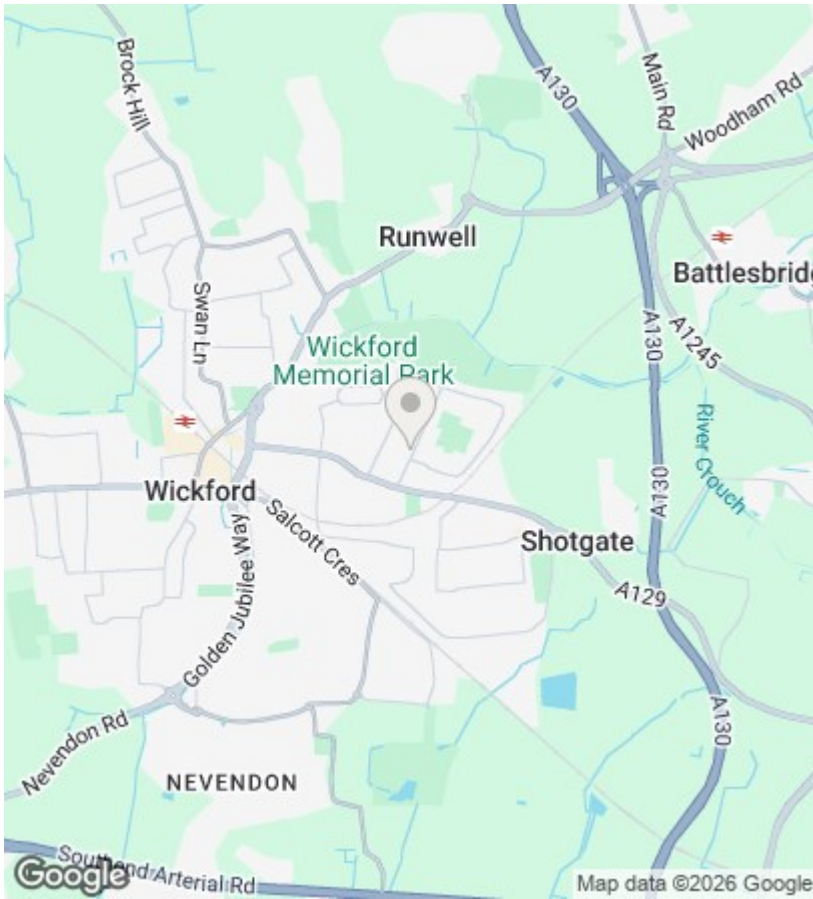
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.

SOLAR PANELS

The seller will provide additional information regarding ownership (untested).





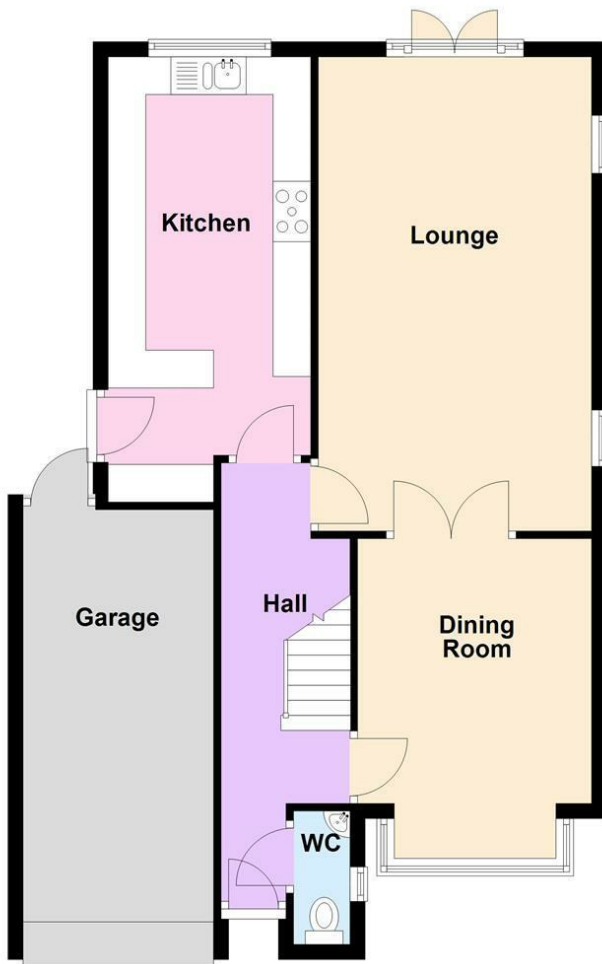


EPC Rating:

D

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Ground Floor



First Floor

