

## Hill Avenue, Wickford

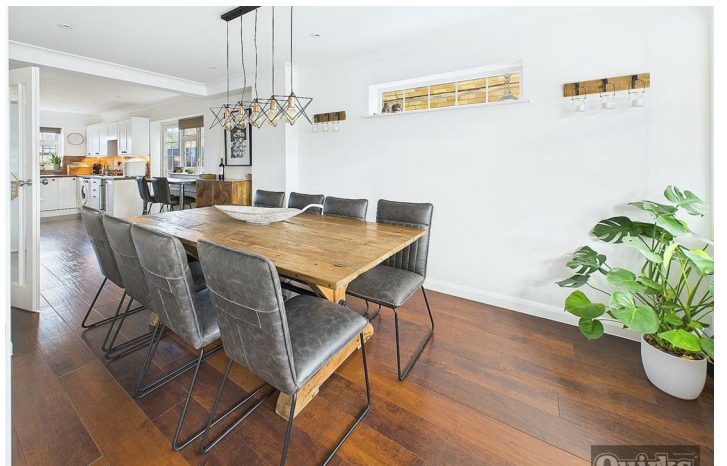
Guide Price £550,000-£570,000

- Lounge 20'6 x 11'
- Ground Floor Cloakroom
- Family Bathroom
- Driveway to Front
- Kitchen/Diner 17' x 7'8
- 4 First Floor Bedrooms
- Rear Garden Approaching 70ft

GUIDE PRICE £550,000 - £575,000 4 BEDROOM DETACHED. DRIVEWAY TO FRONT. GARDEN TO REAR APPROACHING 70FT. 20'6 LOUNGE. 17' KITCHEN/DINER. Situated on the Southend Road side of Wickford close to local shops, popular school and park is this 4 bedroom detached property benefitting from accommodation including lounge 20'6 x 11', kitchen/diner 17' x 7'8, ground floor cloakroom, 4 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear approaching 70ft and driveway to front providing off street parking.



Council Tax Band: D



#### RECESS PORCH

Double glazed opaque door and panelling to:

#### SPACIOUS ENTRANCE HALL

13' x 6'10

Radiator (untested). Built in double cupboard.

#### REFITTED CLOAKROOM

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

#### LOUNGE

20'6 x 11'

Double glazed French doors to rear garden with double glazed panelling. Two radiators (untested). Fireplace. Coved ceiling.

#### KITCHEN/DINER

17' x 7'8

Double glazed half bay window to front. Additional double glazed windows to side and rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Breakfast bar. Built in double oven, hob and extractor fan (all untested). Recess for washing machine, dishwasher and fridge freezer. Wine fridge

(untested). Coved ceiling with downlighters. 2 radiators (untested).

#### FIRST FLOOR LANDING

Double airing cupboard. Coved ceiling. Access to loft.

#### BEDROOM ONE

13'4 x 10'8

Double glazed window to rear. Radiator (untested). Coved ceiling. Range of fitted wardrobe cupboards and drawers.

#### BEDROOM TWO

12'6 x 8'4

Double glazed window to rear. Radiator (untested). Coved ceiling. Built in wardrobe cupboard.

#### BEDROOM THREE

12' x 7'

Double glazed window to front. Radiator (untested). Coved ceiling. Built in double wardrobe cupboard and over stairs shelf.

#### BEDROOM FOUR

8'8 x 8'2

Double glazed window to front. Radiator (untested). Coved ceiling. Over stairs cupboard.

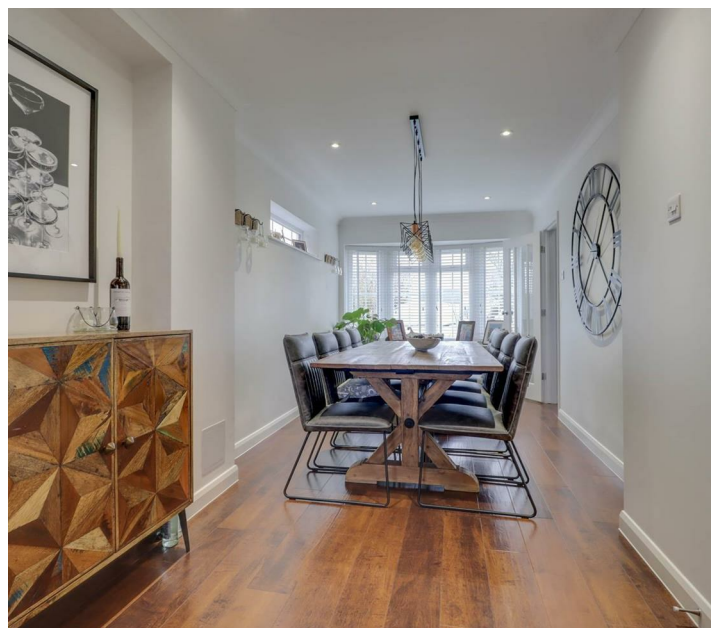
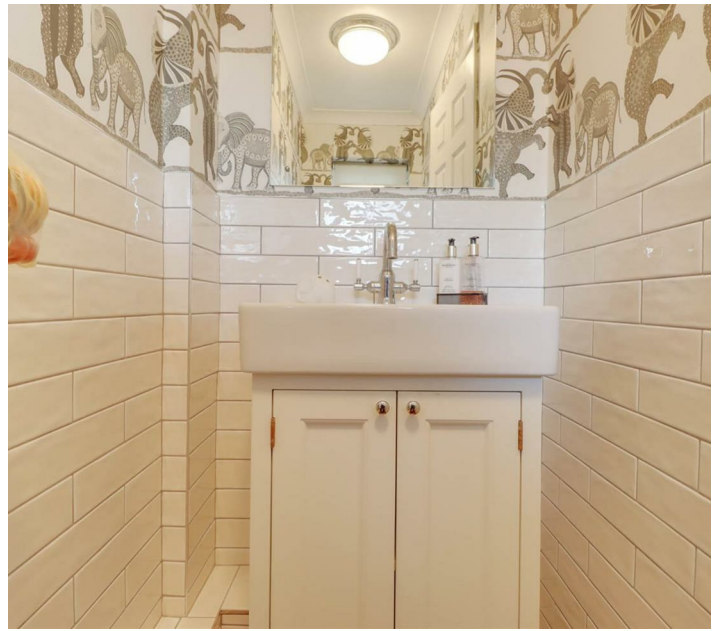
#### REAR GARDEN

approaching 70ft  
Lawn area with flower and shrub borders. Access to both sides.  
Summerhouse/shed.

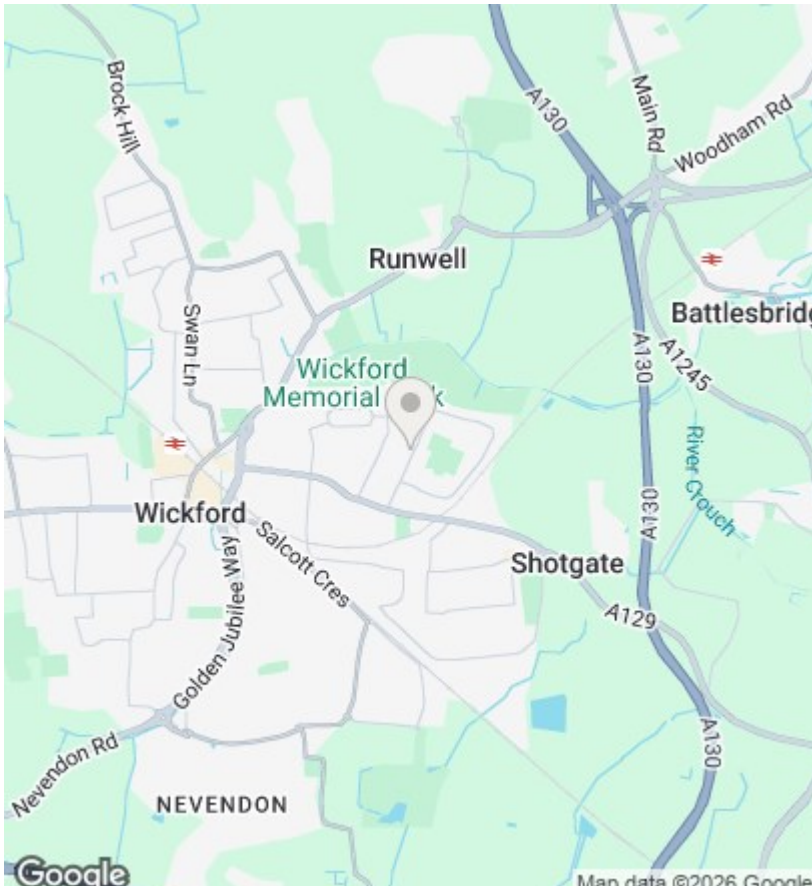
#### DRIVEWAY TO FRONT



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








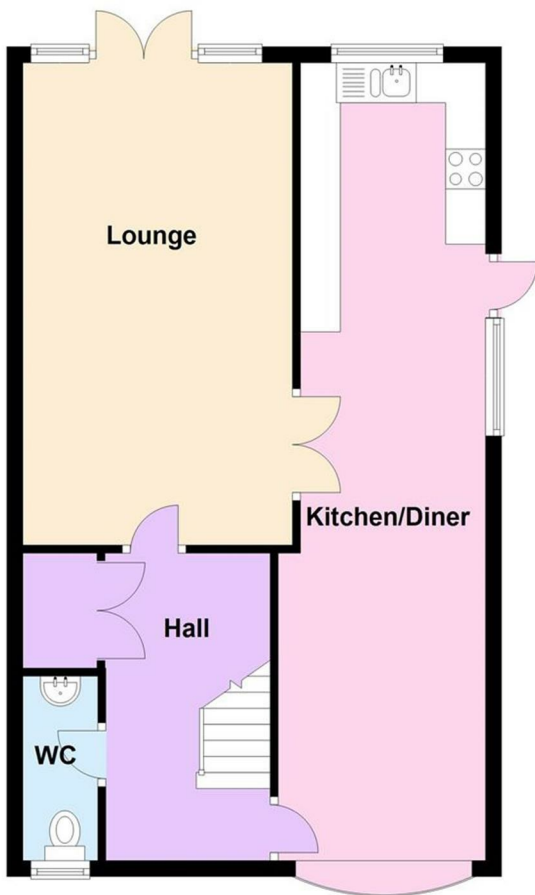
EPC Rating:

D

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

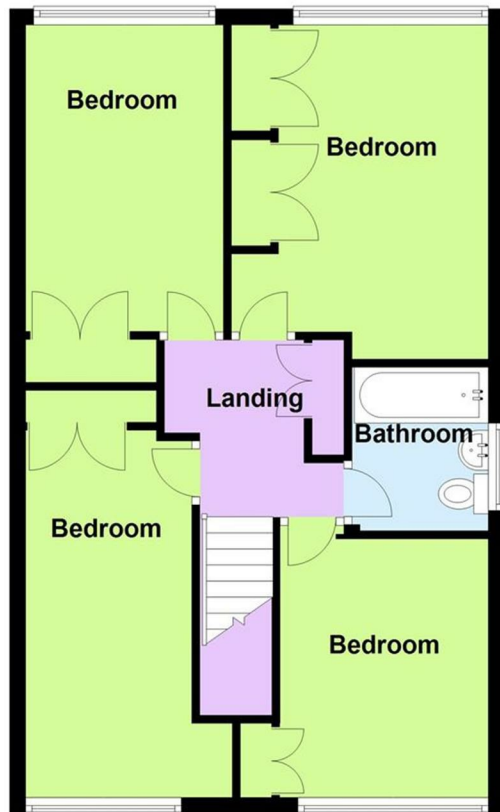
**Ground Floor**

Approx. 58.2 sq. metres (626.4 sq. feet)



**First Floor**

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 114.3 sq. metres (1230.3 sq. feet)