



## Nevendon Road, Wickford

Offers Over £525,000

- THREE BEDROOM DETACHED
- LARGE REAR GARDEN
- CABIN IN GARDEN
- CLOSE TO HIGH STREET
- EPC - TBC
- GARAGE
- OFF ROAD PARKING
- EXTENDED
- UTILITY ROOM
- COUNCIL TAX - E - BASILDON

An EXTENDED DETACHED THREE BEDROOM CHALET located in WICKORD within easy access of all local amenities such as SCHOOLS, SHOPS and the HIGH STREET. Further advantages of this home include a GARAGE, a UTILITY ROOM and MODERN KITCHEN with integrated appliances. There is a LARGE GARDEN to the rear with a CABIN. Keys are held by QUIRKS for an immediate viewing which is highly recommended.



Council Tax Band: E



## PORCH

Double glazed street door then further double glazed street door to ENTRANCE HALL

## ENTRANCE HALL

Base of stairs to first floor, doors to accommodation, wood effect laminate floor, radiator, wood effect laminate floor covering

## LOUNGE

17'9 x 11'5

Double glazed window to front, radiator, french type doors to DINING AREA, feature fireplace with inset gas fire, wood effect laminate floor covering

## DINING AREA

10'7 x 10'2

Double glazed FRENCH doors to GARDEN, open plan to kitchen, double glazed Velux window, wood effect laminate floor covering, radiator

## KITCHEN/LIVING AREA

20'3 x 10'10

Double glazed window to rear, further VELUX type window, ceramic tiled floor, the kitchen is extensively fitted to both ground and eye level with complimentary GRANITE work surfaces, splash back and window sill, fitted OVEN, GRILL and HOB

with hood over, integrated DISHWASHER and FULL HEIGHT FREEZER and FRIDGE, further under counter FRIDGE, pop up power sockets, inset sink with mixer taps, further full height storage cupboards, door to UTILITY ROOM

## UTILITY ROOM

7'9 x 5'5

Double glazed window to flank, tiled floor, range of units to ground and eye level incorporating GRANITE work surfaces, splash backs and window sill, inset BUTLER sink with mixer taps, integrated WASHING MACHINE and further FREEZER, radiator

## CLOAKROOM

Double glazed window to flank, ceramic tiled floor and walls, radiator, low flush wc, wash hand basin inset to vanity unit

## FIRST FLOOR LANDING

Access loft and accommodation

## BEDROOM ONE

20'8 x 8'0

two double glazed windows to front, extensively fitted with wardrobes and dressing table and drawers, radiator



## BEDROOM TWO

12'6 x 10

Double glazed window to rear, extensively fitted wardrobes and over bed unit, radiator

## BEDROOM THREE

10'1 x 10'1

Double glazed window to rear, extensively fitted with wardrobes and over bed unit desk and dressing area, radiator

## FAMILY BATHROOM

Double glazed window to flank, fully tiled walls, four piece suite comprising corner bath, wash hand basin inset to vanity unit, low flush WC and Bidet, radiator

## GARAGE

16'5 x 8'2

Access via up and over door, personal door to entrance hall, power and light supplied

## CABIN

17'5 x 11'1

Situated at rear of GARDEN with still some space behind, power and light supplied

## FRONT GARDEN

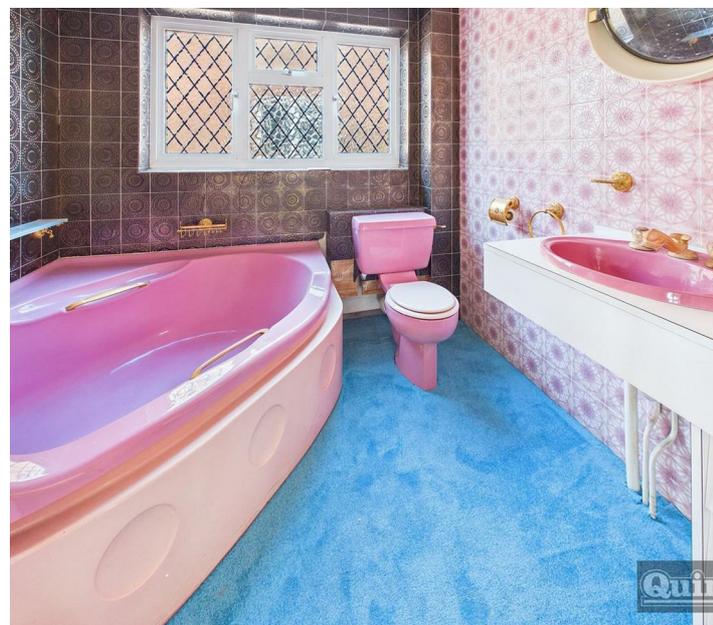
Brick retaining wall, driveway to garage affording OFF ROAD PARKING, side access to rear, lawn area

## REAR GARDEN

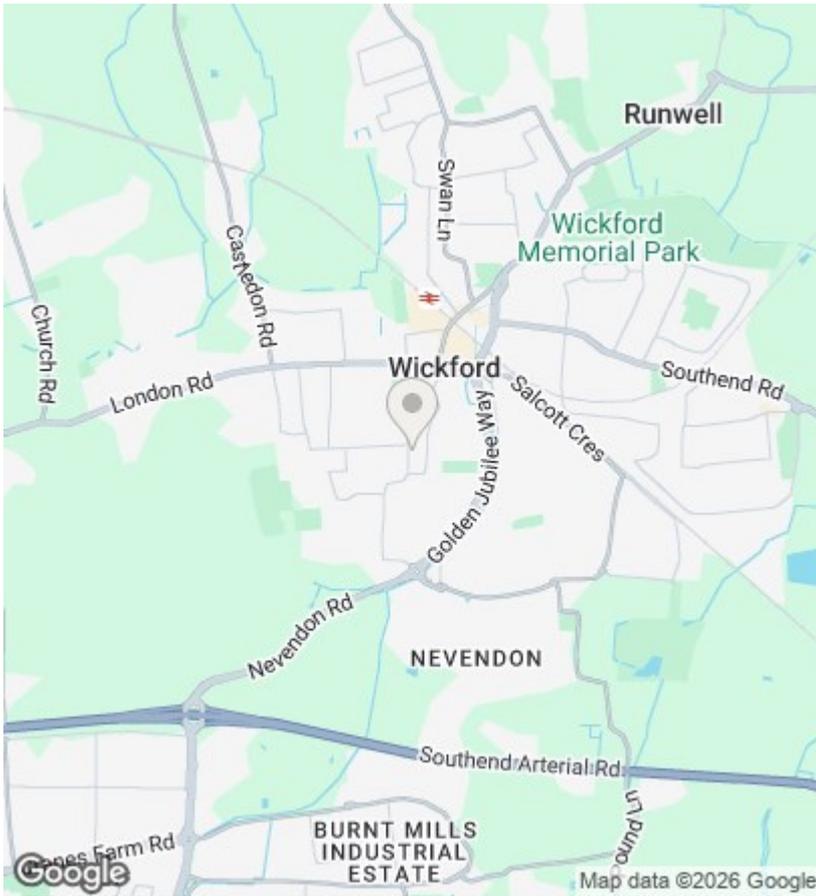
Large garden to rear with patio area, two lawn area's, mature flower and shrub borders, pond with pumps and filters, CABIN, side pedestrian access, fenced to all boundaries, outside tap

## 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:

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

