



## Park Drive, Wickford

£525,000

- Living Room 17'4 x 13'8
- Kitchen/Breakfast Room 11' x 11'
- Cloakroom, En-suite & Bathroom
- Garage & Driveway
- Dining Room 10'6 x 10'6
- 4 First Floor Bedrooms
- Garden to Rear
- No Onward Chain

4 BEDROOM DETACHED REQUIRING MODERNISATION. GARDEN TO REAR. INTEGRAL GARAGE & DRIVEWAY. NO ONWARD CHAIN. Situated in a popular and established and residential location on the Nevendon Road side of Wickford set within easy access of schools, park, mainline station and town centre is this 4 bedroom detached property requiring modernisation, benefitting from accommodation including living room 17'4 x 13'8, dining room 10'6 x 10'6, kitchen/breakfast room 11' x 11', 3 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear integral garage and driveway to front providing off street parking. The property is offered with no onward chain.

 4

 2

 2

 C

Council Tax Band: E



uPVC door and double glazed opaque panelling to:

#### SPACIOUS ENTRANCE HALL

Radiator. Under stairs cupboard.

#### DINING ROOM

10'6 x 10'6

Double glazed window to front. Radiator. Lift.

#### LIVING ROOM

17'4 x 13'8

Double glazed window rear. Double glazed door to rear garden. Two radiators. Fireplace.

#### KITCHEN/BREAKFAST ROOM

11' x 11'

Double glazed window and double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space. Radiator. Gas fired boiler. Space for appliances.

#### CLOAKROOM

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

#### FIRST FLOOR LANDING

Built in double cupboard. Access to loft.

#### BEDROOM ONE

13'10 x 10'4

Double glazed window to

rear. Radiator. Dual built in double wardrobe cupboards.

#### EN-SUITE BATHROOM

Part glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Extensive tiled surround.

#### BEDROOM TWO

14'3 x 10'10

Two double glazed windows to front. Radiator. Dual built in wardrobe cupboards.

#### BEDROOM THREE

11 x 10'4 (max)

Double glazed window to rear. Radiator. 2 double fitted wardrobe cupboards. Fitted office furniture.

#### BEDROOM FOUR

10'6 x 10'4

Double glazed window to front. Built in double wardrobe cupboard. Radiator. Lift.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower. Airing cupboard with updated cylinder. Extensive tiled surround. Radiator.



## REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Access to both sides. Outside tap and light.

## INTEGRAL GARAGE

17'6

Electric door to front. Power and light connected.

## INDEPENDENT DRIVEWAY

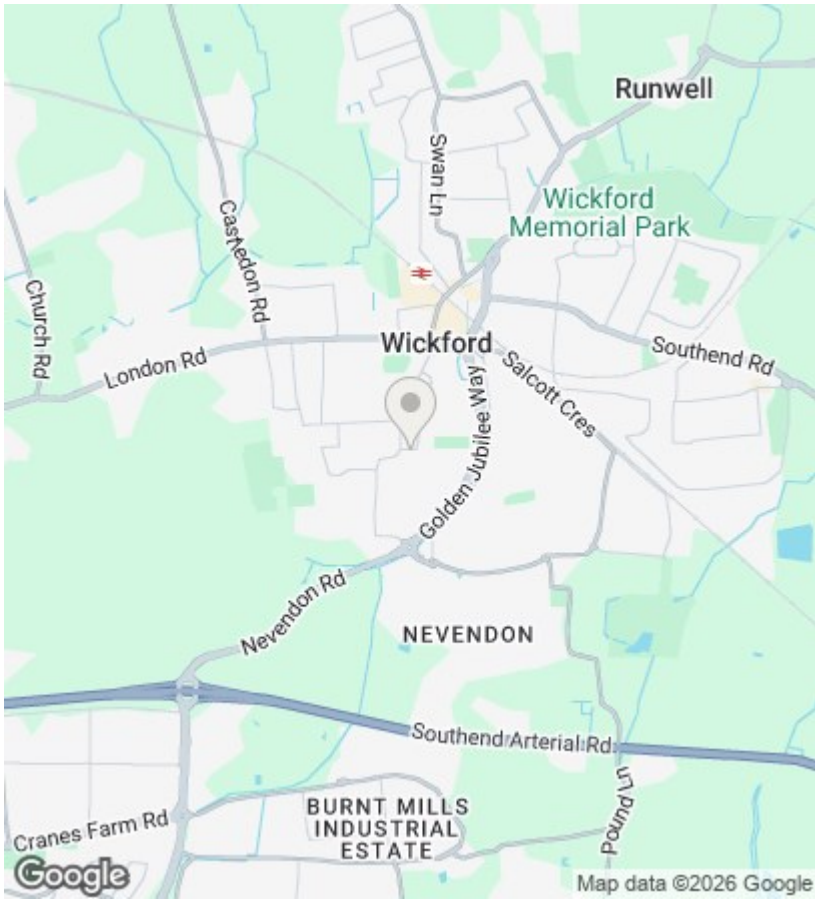
The property benefits from driveway to front providing off street parking.

## 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.



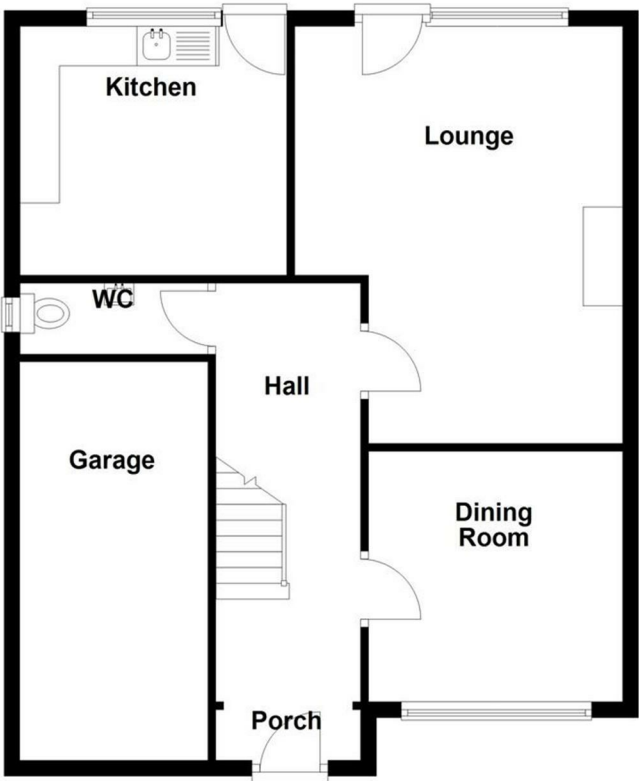




EPC Rating:  
C

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 77                                                                                                          | 83        |
| (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  |           |

Ground Floor



First Floor

