



## Saxon Close, Wickford

£450,000

- Lounge 22'6 x 11'7
- Dining Room/Conservatory 10'6 x 9'10
- Cloakroom & Bathroom
- Integral Garage
- Kitchen 18'4 x 7'2
- 4 First Floor Bedrooms
- Garden to Rear
- Summerhouse/Studio

4 BEDROOM SEMI-DETACHED. INTEGRAL GARAGE. EASY MAINTENANCE REARE GARDEN. DRIVEWAY TO FRONT. Situated in a popular and established location on the Runwell side of Wickford set within easy access of town centre and mainline station is this 4 bedroom semi-detached property benefitting from accommodation including lounge 22'6 x 11'7, new kitchen 18'4 x 7'2, dining room/conservatory 10'6 x 9'10, 4 first floor bedrooms, refitted bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating, easy maintenance garden with summerhouse/studio, integral garage and driveway providing off street parking with electric charging point.



Council Tax Band: D



Double glazed door to:

#### ENTRANCE PORCH

Double glazed window to front. Double glazed opaque door and panelling to:

#### ENTRANCE HALL

Radiator. Cloaks cupboard with fitted shelves.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of enclosed low level WC and vanity wash hand basin. Coved ceiling.

#### LOUNGE

22'6 x 11'7

Double glazed window and double glazed door to rear garden. Coved ceiling. Laminate finish to floor.

#### KITCHEN

18'4 x 7'2

Double glazed opaque window to side. Range of recently fitted base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in oven, induction hob, microwave and extractor fan. Integrated dishwasher, fridge freezer, wine fridge. Recess for washing machine and tumble dryer.

Radiator/rail. Laminate finish to floor extending to:

#### DINING

#### ROOM/CONSERVATORY

10'6 x 9'10

Double glazed windows to sides and rear. New insulated roof. Downlighters to ceiling. Electric radiator.

#### FIRST FLOOR LANDING

Coved ceiling. Access to loft which we understand is part boarded.

#### BEDROOM ONE

10'6 x 10'4

Double glazed window to rear. Radiator. Dressing area with hanging rail and shelving.

#### BEDROOM TWO

12'10 x 8'6

Double glazed window to rear. Radiator. Built in cupboard.

#### BEDROOM THREE

11'4 x 7'2

Double glazed window to front. Radiator. Coved ceiling. Built in cupboard.

#### BEDROOM FOUR

8'4 x 8'2

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

#### REFITTED BATHROOM

Double glazed opaque window to side. Refitted



suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiled surround and flooring. Radiator/rail. Shaver point.

#### REAR GARDEN

Designed for easy maintenance with block paved patio to immediate rear with remainder laid to artificial lawn area. Fencing to side and rear boundaries.

#### SUMMERHOUSE/STUDIO

Double glazed French doors and double glazed window to side. Insulated with power and light connected.

#### INTEGRAL GARAGE

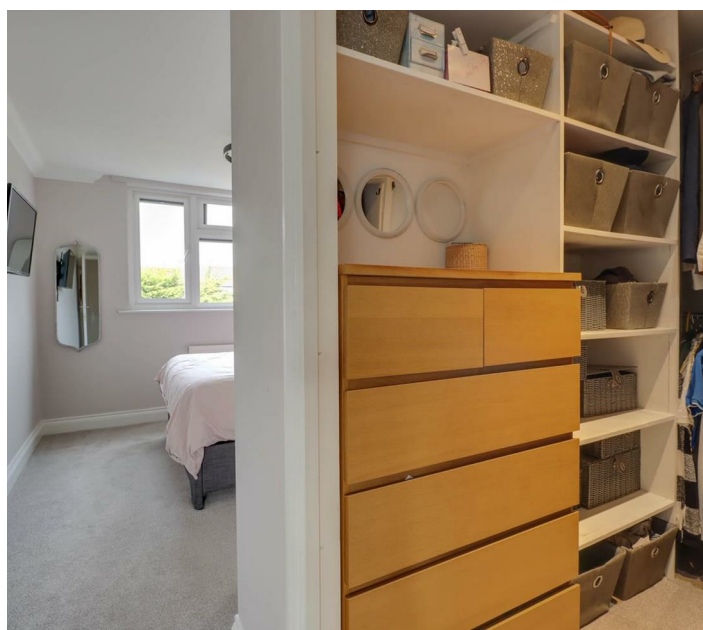
Electric roller door to front. Power and light connected.

#### DRIVEWAY TO FRONT

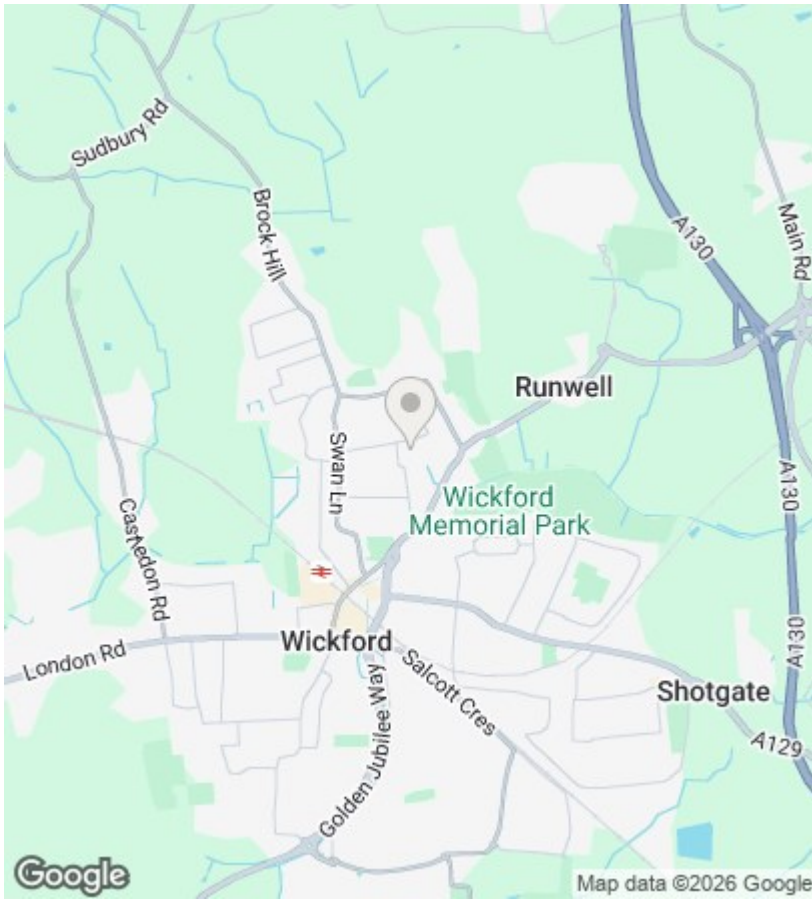
The property benefits from driveway to front providing off street parking. Electric car charger.

#### 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.



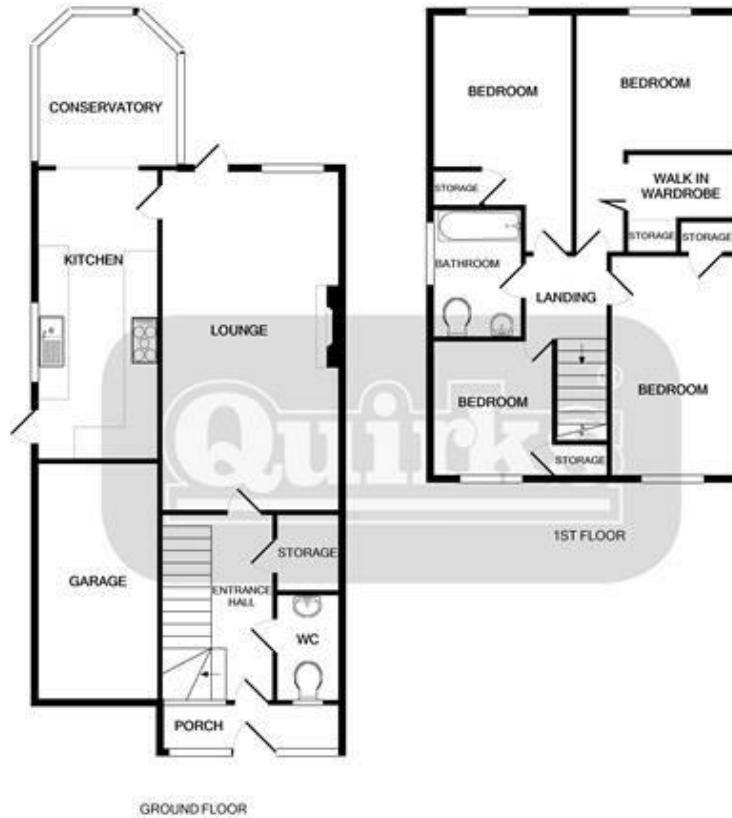




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	



This floor plan is for illustrative purposes only. All measurements including measurements, floor levels 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 detailed. For information on environmental data, please refer to the EPC. Made with Bluebeam® 12/2023