



## Broxted Drive, Wickford

Offers In Excess Of £400,000

- Lounge/Diner 21'8 x 11'
- 3 First Floor Bedrooms
- Garden to Rear
- Driveway
- Kitchen 10' x 8'
- Bathroom & Cloakroom
- Detached Garage

3 BEDROOM SEMI-DETACHED. GARDEN TO REAR. DETACHED GARAGE & DRIVEWAY. 21'8 LOUNGE/DINER. 10' KITCHEN. Situated on the popular Wick Meadows development close to local shops, park, school and medical centre and within easy access of Wickford Town Centre and Mainline Station is this 3 bedroom semi-detached property benefitting from accommodation including lounge/diner 21'8 x 11', kitchen 10' x 8, 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, detached garage and driveway providing off street parking.



Council Tax Band: D



#### CANOPY PORCH

Double glazed opaque door and double glazed panelling to:

#### ENTRANCE HALL

Radiator in casement surround. Coved ceiling. Laminate finish to floor. Under stairs cupboard.

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator. Tiled surround.

#### LOUNGE/DINER

21'8 x 11'

Double glazed window to front. Double glazed patio doors to rear garden. Laminate finish to floor. Two radiators. Mock fireplace. Coved ceiling.

#### KITCHEN

10' x 8'

Double glazed window and double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated fridge. Space for washing machine. Built in oven, hob and extractor fan above.

#### FIRST FLOOR LANDING

Double glazed window to

side. Coved ceiling. Airing cupboard. Access to loft.

#### BEDROOM ONE

11'4 x 10'10

Double glazed window to rear. Radiator. Coved ceiling.

#### BEDROOM TWO

10'10 x 9'8

Double glazed window to front. Radiator.

#### BEDROOM THREE

10'4 x 8'4

Double glazed window to rear. Radiator.

#### BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Tiling to floor and walls.

#### REAR GARDEN

Commencing with extensive block paved patio with remainder laid to lawn with flower and shrub borders. Path and gate to side. Ornamental pond.

#### DETACHED GARAGE

Own driveway providing off street parking.

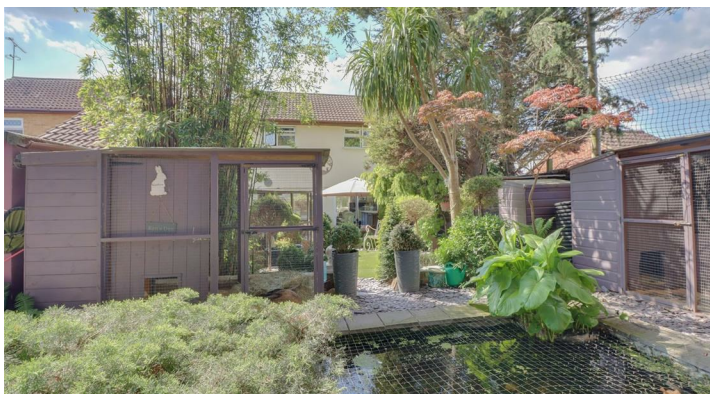
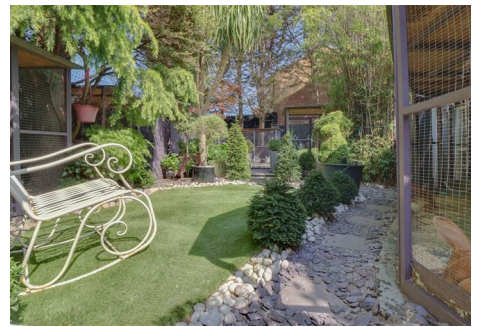
#### DISCLAIMER

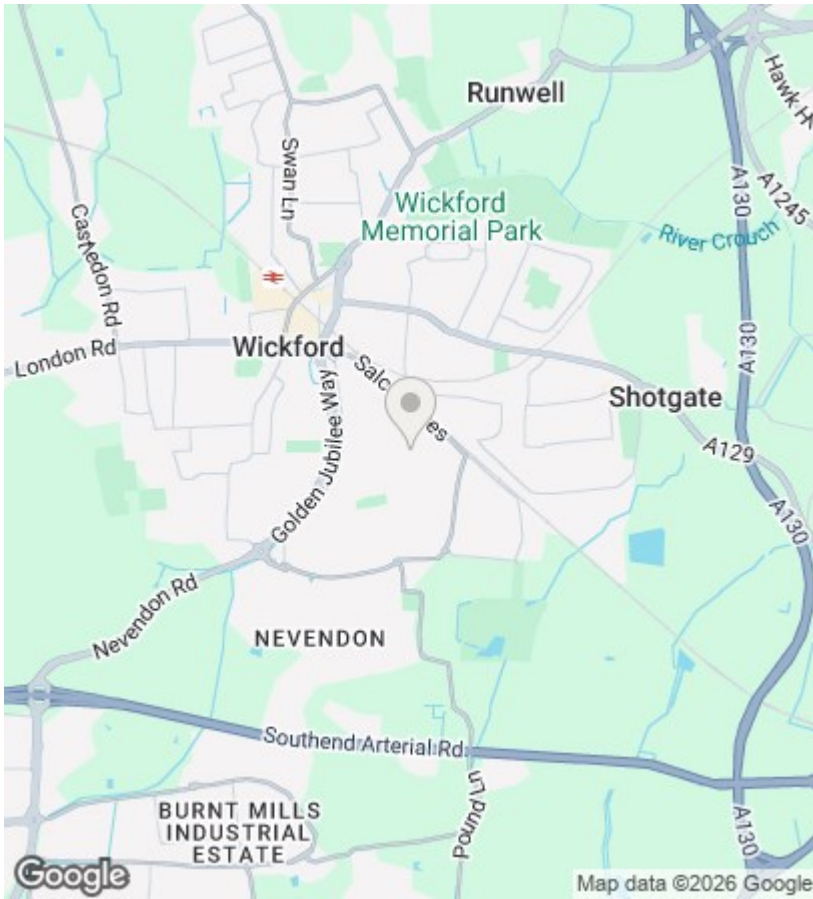
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by



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.





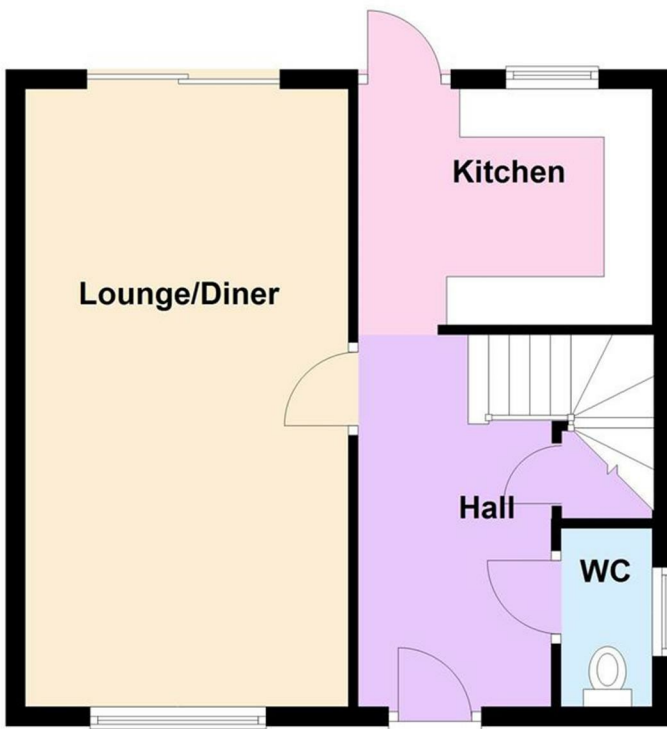


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(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



### First Floor

