

## Lindon Road, Wickford

Offers Over £500,000

- EXTENDED FOUR BEDROOM HOUSE
- OFF ROAD PARKING
- ENSUITE
- GAS CENTRAL HEATING
- EPC - C
- NO ONWARD CHAIN
- SOUTHERLY FACING REAR GARDEN
- GROUND FLOOR CLOAKROOM
- DOUBLE GLAZED
- COUNCIL TAX - D -CHELMSFORD

Located just off BROCK HILL in WICKFORD is this cleverly EXTENDED FOUR BEDROOM semi detached house.

4 2 2 C

Council Tax Band: D



#### ENTRANCE HALL

Side access via a side a part double glazed street door, wood effect laminate floor covering, radiator, doors to accommodation

#### CLOAKROOM

Double glazed window to flank, wood effect laminate floor covering, low flush wc and wash hand basin inset to vanity unit, radiator

#### LOUNGE

24'7 x 18'7

Two double glazed windows to flank, double glazed patio doors leading to Garden room, two radiators, feature fireplace

#### GARDEN ROOM

13'2 x 8'8

Double glazed French type doors to garden, double glazed windows to three flanks, several double glazed skylights, radiator ceramic tiles to floor

#### KITCHEN

12'2 x 11'2

Double glazed window to front, extensive range of units to both ground and eye level, incorporating complimentary CORIAN working surfaces, Island with built in extraction to the hob and seating area, TWO warming drawers,

sink with drainer and mixer tap, two ovens, integrated dishwasher and fridge./freezer, vertical radiator, tiling to floor, door to Utility area

#### UTILITY AREA

8'7 x 5'3

Further kitchen units to low level with complimentary working surfaces, inset sink unit with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, door to cupboard housing hot water tank and boiler, ceramic tiling to floor

#### FIRST FLOOR LANDING

Doors to accommodation

#### BEDROOM ONE

13'1 x 10'5

Double glazed window to rear, Feature vaulted ceiling, radiator, sliding door to walk through wardrobe, further door to bedroom four

#### ENSUITE

Double glazed window to flank, fully tiled, heated towel rail, suite comprises wide shower cubicle, low flush wc and his and hers twin circular sinks with mixer taps inset to vanity unit, underfloor heating



### WALK THROUGH WARDROBE

Sliding door both ends, space for storage

### BEDROOM TWO

11'0 x 10'9

Double glazed window to front, fitted bedroom furniture including wardrobes, over bed unit and dressing table with drawers, radiator

### BEDROOM THREE

10'11

Double glazed window to front, radiator

### BEDROOM FOUR

11 x 10'9

Double glazed window to rear, radiator, sliding door to walk in through wardrobe, further sliding door to bedroom one

### FAMILY BATHROOM

Double glazed window to flank, fully tiled freestanding egg shaped bath, low flush wc and large walk in shower cubicle, circular wash hand basin inset to storage unit, underfloor heating, heated towel rail

### PARTIALLY CONVERTED GARAGE

8'2 x 7'11

Accessed via up and over door

### REAR GARDEN

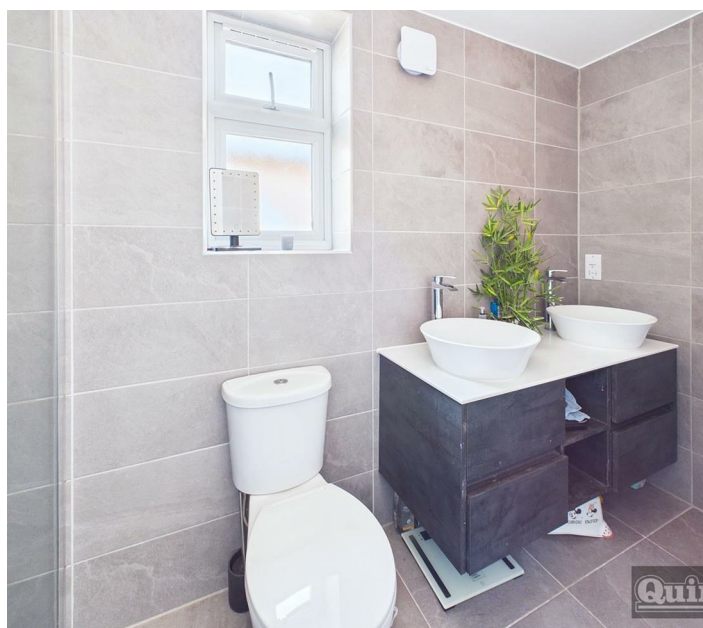
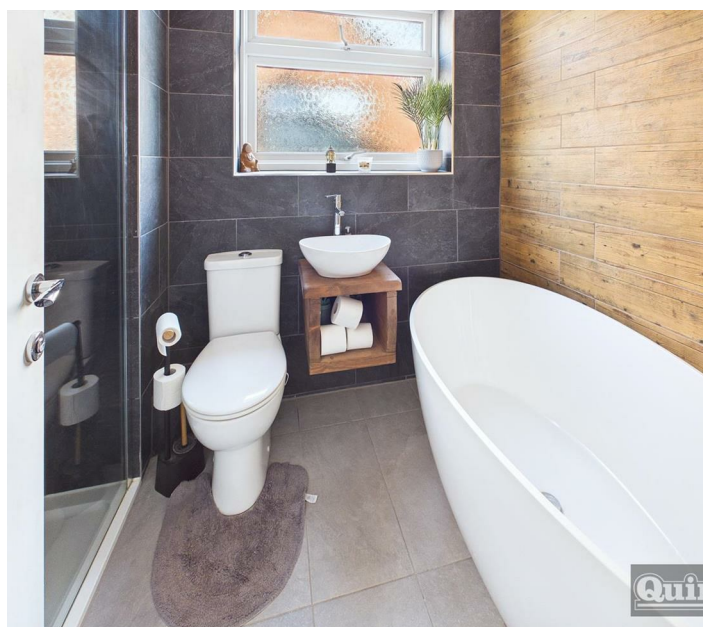
Southerly facing, side access via gate to front, fenced to all boundaries, commences with a patio area, remainder laid mostly to lawn with flower and shrub borders, outside tap and light

### FRONT GARDEN

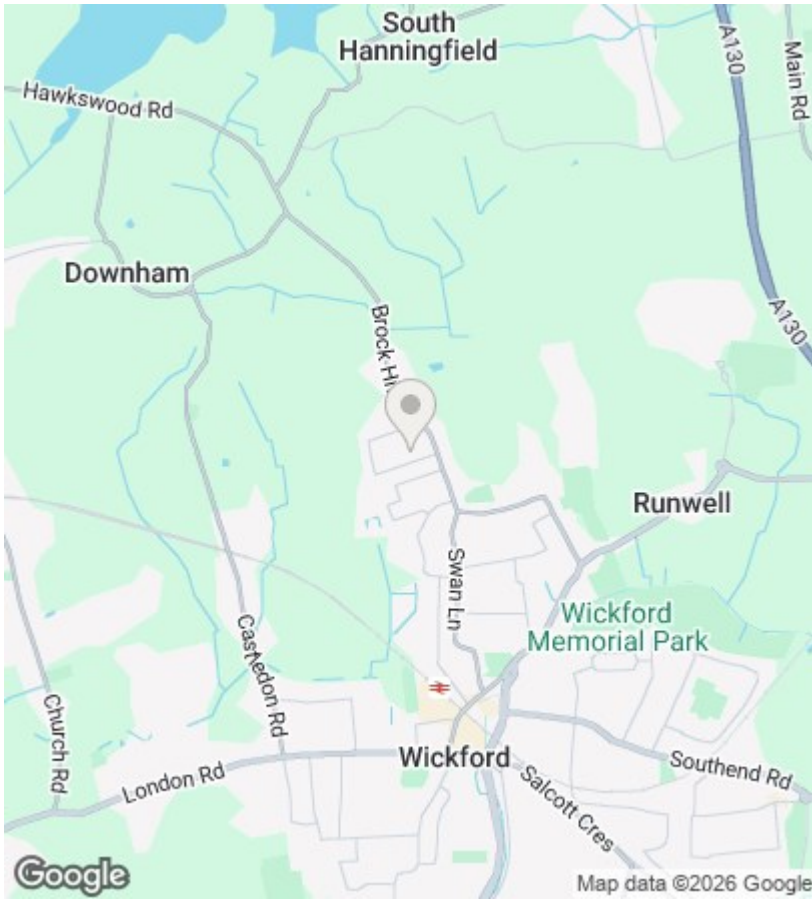
Block paved allowing for off road parking of multiple cars

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>81</b>
(55-68) <b>D</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	

