



## London Road, Wickford

£700,000

- Sitting Room 15'10 x 11'10
- Superb Kitchen/Diner 30' x 14'6
- 5 First Floor Bedrooms
- 50ft Garden to Rear
- Lounge 24'4 x 11'10
- Utility Room 10'6 x 8'2
- 2 En-suites & Bathroom & Cloakroom
- In Out Gated Driveway

5 BEDROOM DETACHED. 2 EN-SUITE, FAMILY BATHROOM & CLOAKROOM. 50FT GARDEN TO REAR. IN OUT DRIVEWAY TO FRONT. Situated in a non-estate location on the popular London Road side of Wickford is this deceptively spacious 5 bedroom detached property which has been extended and refurbished throughout. benefitting from accommodation including sitting room 15'10 x 11'10, lounge 24'4 x 11'10, kitchen/diner 30' x 14'6, utility room 10'6 x 8'2, 5 first floor bedrooms, 2 en-suites, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, 50ft garden to rear and in out driveway to front providing off street parking.



Council Tax Band: E



Double glazed door to:

#### ENTRANCE PORCH

Cupboard. Glazed door and panelling to:

#### SPACIOUS ENTRANCE HALL

22'6

Radiator. Under stairs recess.

#### CLOAKROOM

Suite comprising of low level WC and vanity wash hand basin. Tiled surround. Chrome radiator/rail.

#### SITTING ROOM

15'10 x 11'10

Double glazed window to front. Radiator. Wall mounted fire.

#### LOUNGE

24'4 x 11'10

Double glazed windows to front and side. Two radiators.

#### FEATURE KITCHEN/DINER

30' x 14'6

Double glazed window and double glazed Bi-folding doors to rear garden. Radiator. Downlighters to ceiling. Range of High gloss base and wall mounted units providing drawer and cupboard space with work surface extending to incorporate inset sink unit. Island unit. Breakfast bar. Built in dual ovens, hob and extractor fan. Wine store.

#### UTILITY ROOM

10'6 x 8'2

Additional sink unit. Space and provision for washing machine, tumble dryer, fridge freezer and additional freezer. Radiator. Cupboard housing boiler.

#### FIRST FLOOR LANDING

Radiator. Access to loft.

#### BEDROOM ONE

14'10 x 12'

Double glazed window to rear. Radiator. Large built in wardrobe cupboards.

#### EN-SUITE NO 1

Suite comprising of low level WC, vanity wash basin and shower cubicle. Extractor fan. Tiling to floor and surround. Radiator/rail.

#### BEDROOM TWO

13'2 x 8'6

Double glazed window to front. Radiator. Fitted wardrobe cupboards.

#### EN-SUITE NO 2

Double glazed window to rear. Radiator. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiling to floor and surround.

#### BEDROOM THREE

12'6 x 8'4

Double glazed window to rear. Radiator.



#### BEDROOM FOUR

12'8 x 10'2

Double glazed window to front. Radiator.

#### BEDROOM FIVE

10' x 8'4

Double glazed window to front. Radiator.

#### BATHROOM

9'10 x 7'

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and double ended stand alone bath. Chrome radiator/rail. Coved ceiling. Extractor fan. Tiling to floor and surround.

#### REAR GARDEN

approaching 50ft

Commencing with extensive paved patio to immediate rear with remainder laid to artificial lawn with seating area. Fencing to side and rear boundaries. Outside tap and lights. Access via path and gate to side. Gate to adjacent side. Shed.

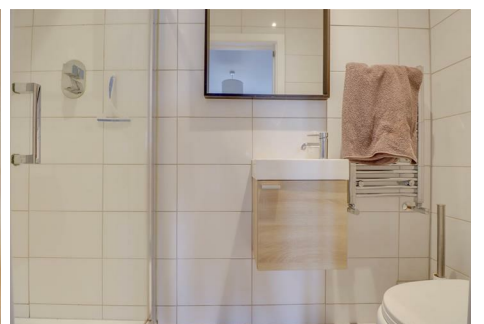
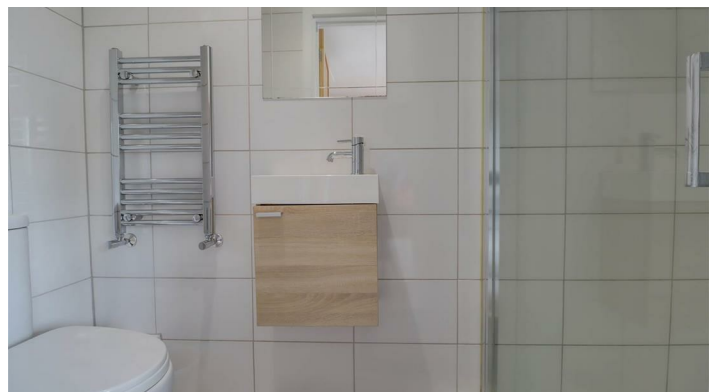
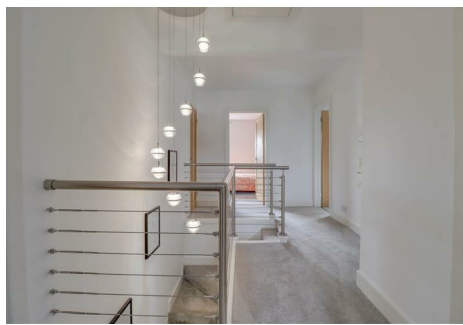
#### IN OUT DRIVEWAY TO FRONT

The property benefits from in out driveway to front providing ample off street parking. Retaining wall boundary.

#### 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 there own enquiries about the functionality.



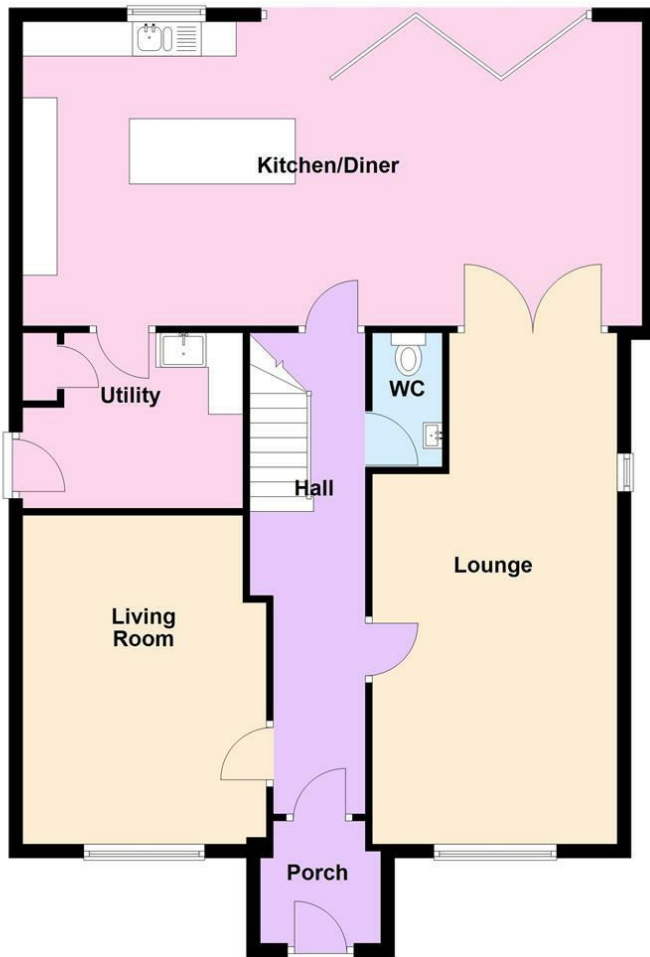




EPC Rating:

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>		
(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 	

Ground Floor



First Floor

