

## Guernsey Gardens, Wickford

£495,000

- Living Room 21'10 x 12'6
- Kitchen/Breakfast Room 19' x 10'
- Bathroom & Ground Floor Cloakroom
- Integral Garage
- Dining Room 20'10 x 12'8
- 3 First Floor Bedrooms
- Westerly Garden to Rear
- Driveway

3 BEDROOM SEMI-DETACHED. INTEGRAL GARAGE & DRIVEWAY. 70FT WESTERLY REAR GARDEN. 21'10 LIVING ROOM. 19' KITCHEN/BREAKFAST ROOM. Situated in a convenient and popular location set within walking distance of town and station is this 3 bedroom semi-detached property benefitting from accommodation including living room 21'10 x 12'6, dining room 20'10 x 12'8, kitchen/breakfast room 19' x 10', ground floor cloakroom, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, westerly garden to rear approaching 70ft, integral garage and driveway providing off street parking.



Council Tax Band: D



Double glazed opaque door to:

**SPACIOUS ENTRANCE HALL**  
12' x 6'4

Double glazed opaque window to front. Radiator (untested). Under stairs cupboard.

**CLOAKROOM**

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

**LIVING ROOM**

21'10 x 12'6

Custom double doors and panelling to rear. 2 radiators (untested). Fireplace with inset wood burner. Double glazed patio doors to:

**DINING ROOM**

20'10 x 12'8

Double glazed bi-folding doors and double glazed French doors to rear garden. Double glazed Skylights with downlighters. Karndean finish to floor with underfloor heating (untested) extending open plan to:

**KITCHEN/BREAKFAST ROOM**

19' x 10'

Double glazed window to side. Range of base and wall mounted units

providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Peninsula unit with wine store. Glazed display cupboards. Recess for range style cooker. Integrated dishwasher. Under floor heating (untested).

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'6 x 11'6

Double glazed window to front. Radiator (untested).

**BEDROOM TWO**

11'6 x 11'2

Double glazed window to rear. Radiator (untested).

**BEDROOM THREE**

14' x 8'

Double glazed window to side. Radiator (untested).

**BATHROOM**

11'6 x 6'8

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Large walk in cupboard. Radiator (untested). Tiling to floor and surround.

**WESTERLY REAR GARDEN**  
approaching 70ft

Commencing with raised 'level to extension' composite decking to rear



with lights and power points (all untested).  
Brushed steel balustrade with the remainder  
laid to lawn with flower and shrub borders.  
Fencing to side and rear boundaries. Wide  
access via path and gate to side.

#### INTEGRAL GARAGE

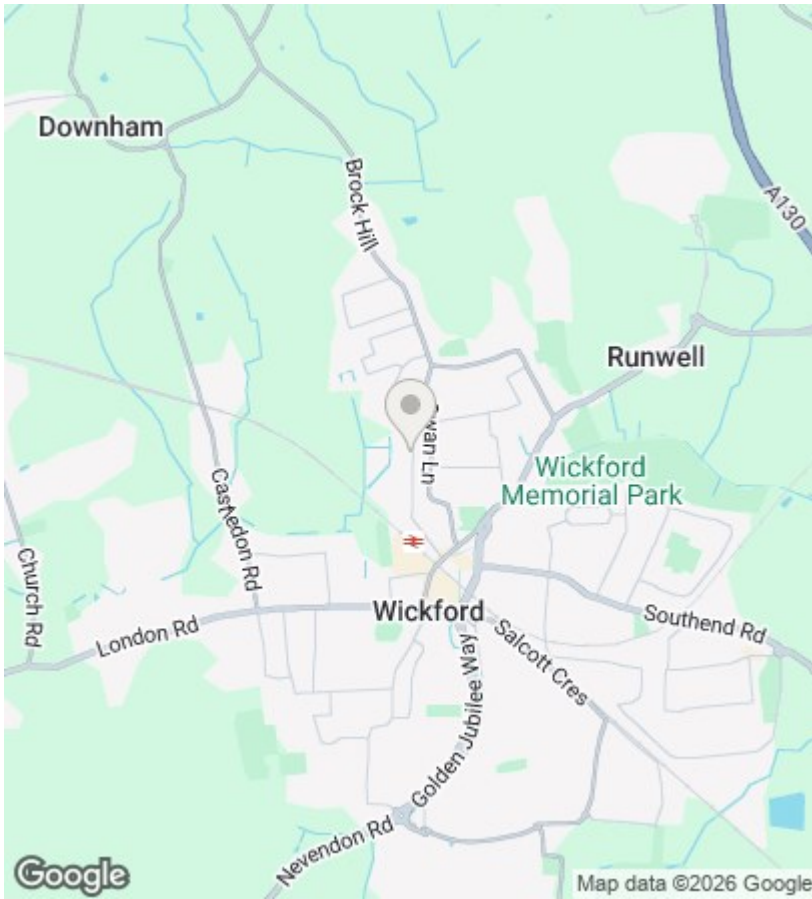
Up and over door to front. Power and light  
connected (untested).

#### INDEPENDENT DRIVEWAY

The property benefits from a driveway,  
providing parking for 2 cars.






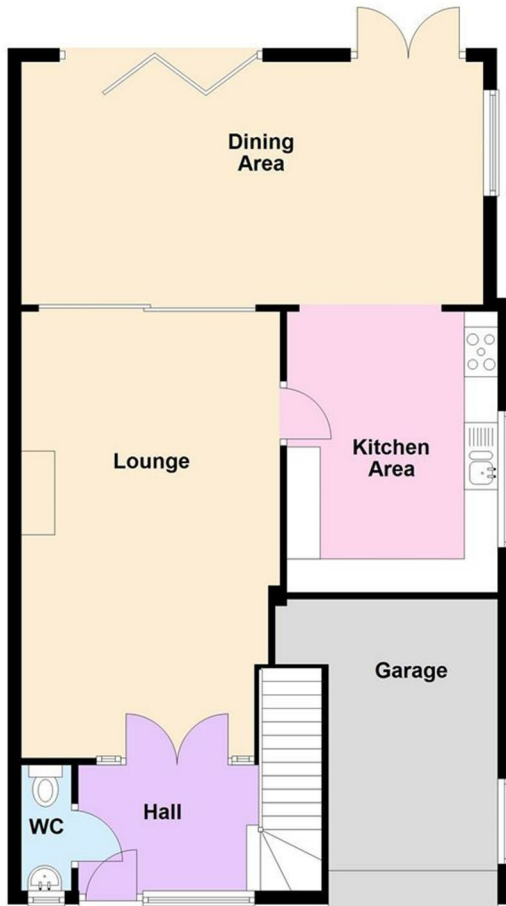


EPC Rating:

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>	70	80
(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 	

Approx. 87.4 sq. metres (940.3 sq. feet)



**First Floor**

Approx. 46.5 sq. metres (500.8 sq. feet)

