



## Castledon Road, Wickford

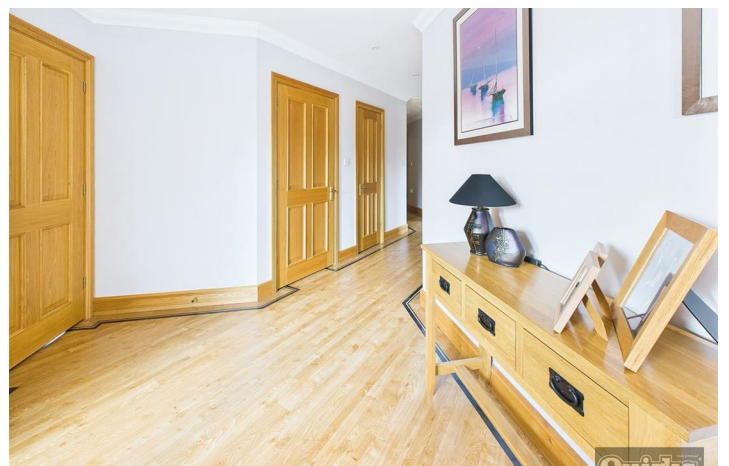
Offers In The Region Of £875,000

- BESPOKE DETACHED BUNGALOW
- DETACHED DOUBLE GARAGE
- ENSUITE
- SEMI RURAL LOCATION
- COUNCIL TAX - F - BASILDON
- NEVER BEEN ON MARKET BEFORE
- CENTRALLY POSITIONED WITHIN PLOT
- DRESSING ROOM
- TWO/THREE BEDROOMS
- EPC - C

A truly BESPOKE DETACHED BUNGALOW built to the owners own specification 14 years ago has come to the market for the first time ever, located in a SEMI RURAL position yet within easy access of amenities. This bungalow benefits from DETACHED DOUBLE GARAGE, ENSUITE and DRESSING ROOM as well as a STUDY that could be BEDROOM THREE. Centrally positioned in an enviable location and maintained to the highest standard, we would urge interested applicants to view internally as to avoid disappointment.



Council Tax Band: F



### SPACIOUS ENTRANCE HALL

Part double glazed street door to Hall, Karndean floor covering, doors to accommodation, radiator

### LOUNGE

19'8 x 14'10

Double glazed French doors to garden, three other double glazed windows to two aspects, gas fire inset to stone surround, smooth ceiling

### KITCHEN

Double glazed window to rear and double glazed French doors to garden, EXTENSIVE range of SOLID OAK cabinets to ground and eye level incorporating GRANITE work tops, integrated appliances including FRIDGE/FREEZER, DISHWASHER, DOUBLE OVEN and HOB, WATER SOFTENER and even a TV fitted to the wall, Karndean floor covering, radiator, smooth ceiling with inset downlights

### STUDY/BEDROOM THREE

11'3 x 7'3

Double Glazed window to front and rear, radiator, fitted desk and filing solution, Karndean floor covering, radiator

### UTILITY ROOM

6'5 x 5'5

Double glazed window to

rear, same SOLID OAK units, same GRANITE worktops as kitchen, Karndean flooring, radiator, integrated washing machine and tumble dryer

### BEDROOM ONE

12'11 x 10'3

Double glazed French doors to veranda and garden, door to dressing room, door to en-suite, fitted wardrobes and overbed unit, radiator

### DRESSING ROOM

Double glazed window to flank, radiator, extensively fitted with open front wardrobes to two flanks

### ENSUITE

Double glazed window to flank, three piece suite comprising double shower, concealed flush wc, wash hand basin inset to vanity/storage unit, Karndean floor covering, heated towel rail

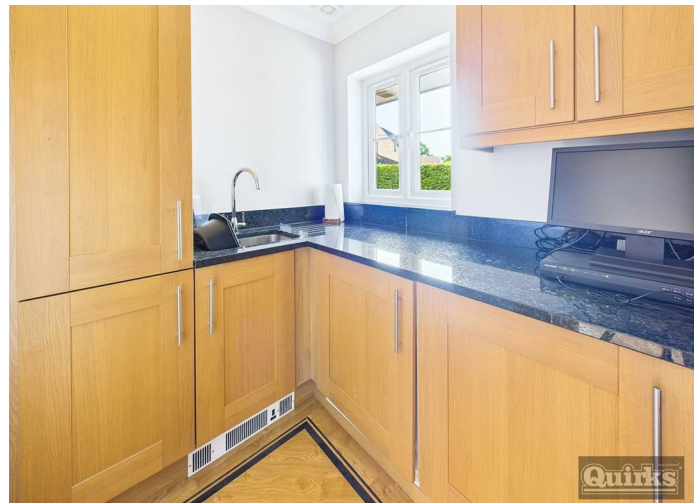
### BEDROOM TWO

18'1 x 9;4

Double glazed window to rear x2, radiator, fitted wardrobes

### FAMILY BATHROOM

Double glazed window to flank, suite in white comprising panelled bath with screen and shower



over, concealed flush wc, wash hand basin inset to vanity/storage unit, heated towel rail

#### DOUBLE GARAGE

Accessed via remote control electric door, power and light supplied, double glazed window, eaves storage

#### FRONT GARDEN

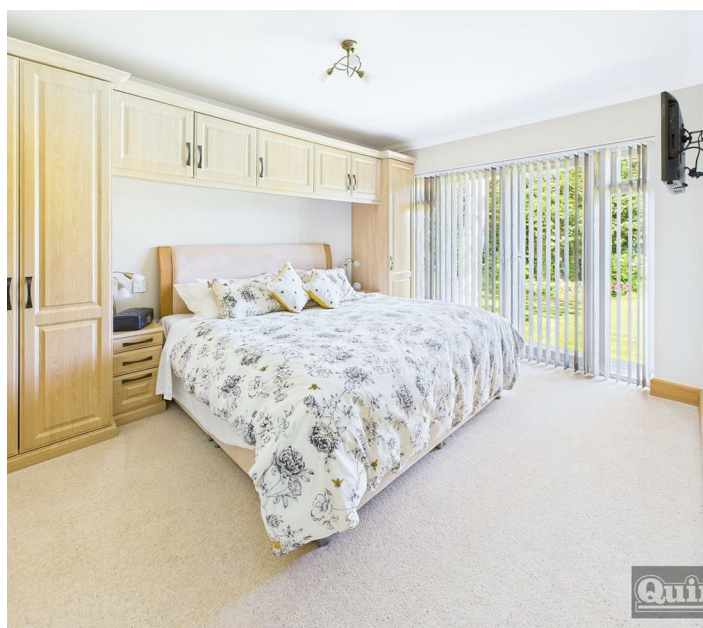
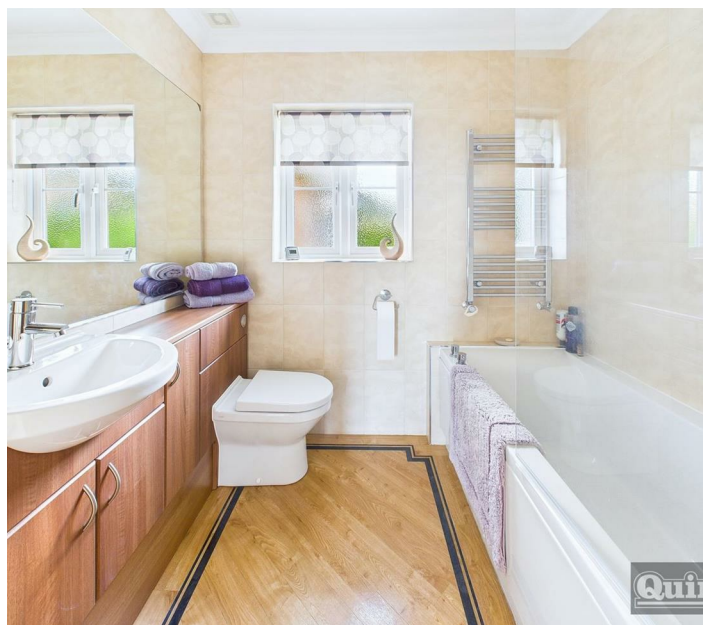
Large driveway leading to garage and ample off road parking, suitable for many vehicles, mature flower and shrub borders, farm style gates

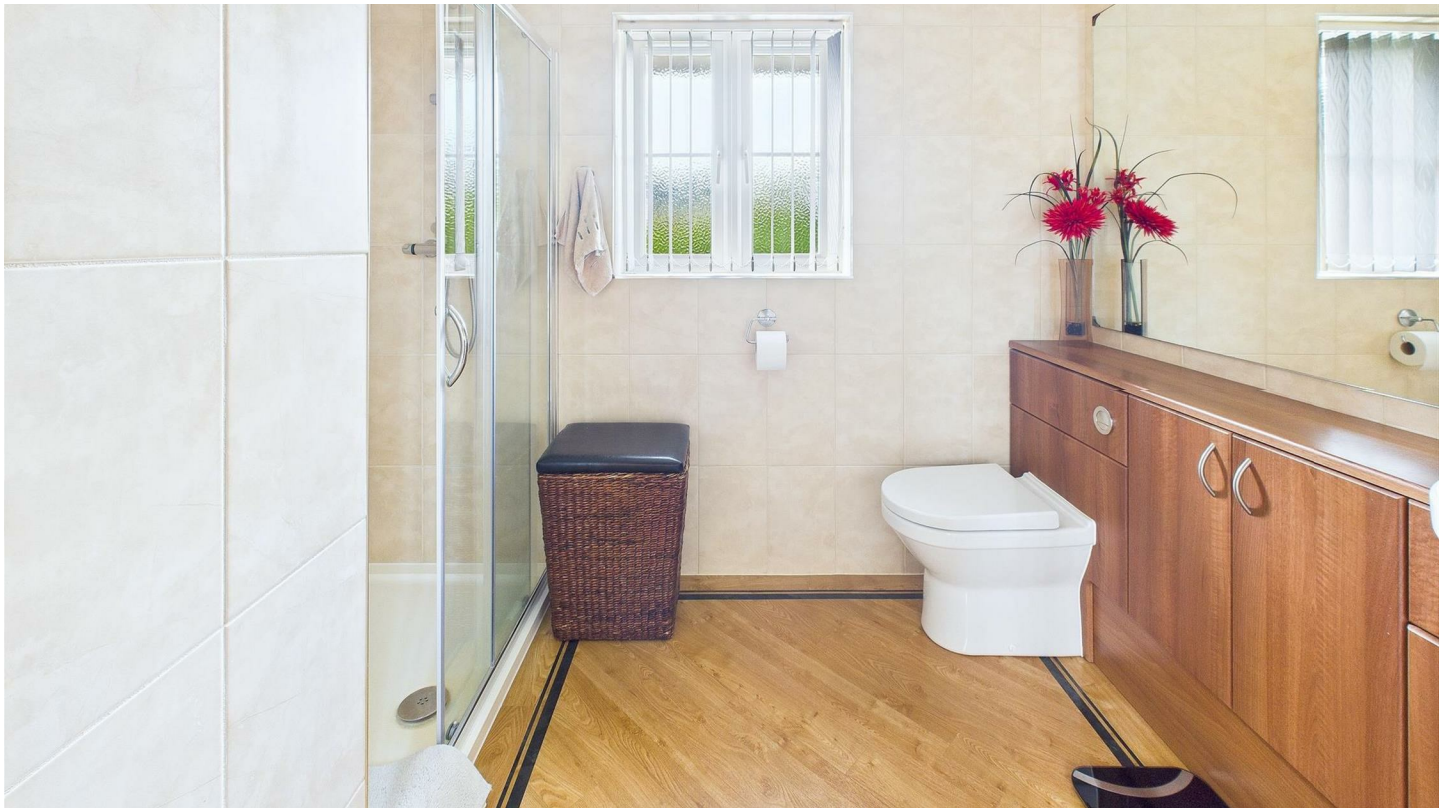
#### REAR GARDEN

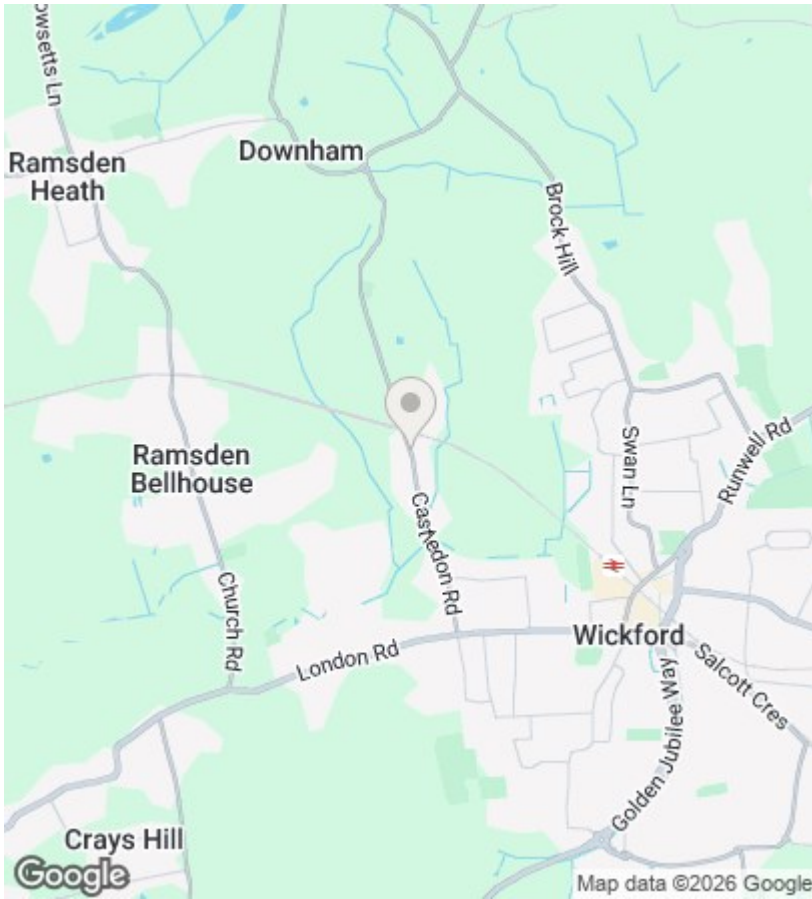
Wrap around garden, mostly laid to lawn with mature flower and shrub borders, mature tree's, hedgerow

#### DISCLAIMER


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

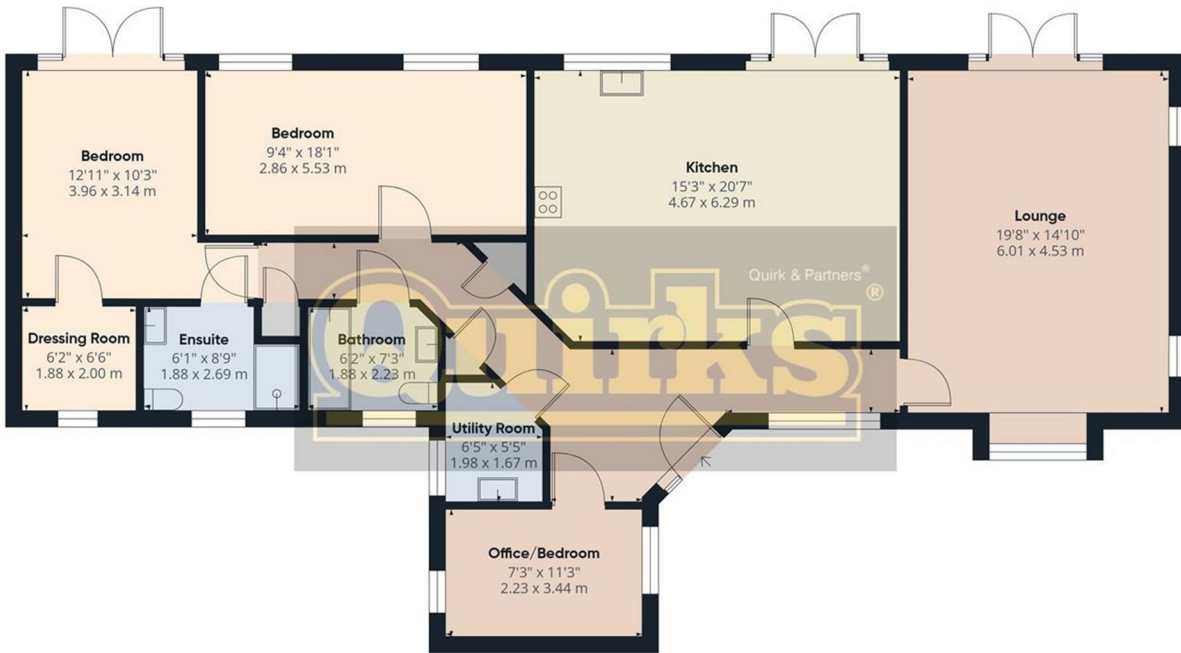






EPC Rating:

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 	



Approximate total area<sup>(1)</sup>  
1381 ft<sup>2</sup>  
128.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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