



Trinder Way, Wickford

£490,000

- Lounge 18'6 x 13'
- Kitchen/Diner 24'8 x 18'2
- 4 First Floor Bedrooms
- Garden to Rear
- Orangery 18' x 9'3
- Utility Room 7'6 x 4'2
- Loft Room 13' x 12'7
- Remainder of Garage & Driveway

4 BEDROOM SEMI-DETACHED. LOFT ROOM 13' X 12'7". 18'6" LOUNGE. 18' ORANGERY. 24'8" KITCHEN/DINER. GARDEN TO REAR. DRIVEWAY TO FRONT. Situated on the popular London Road side of Wickford within easy access of town centre and mainline station is this 4 bedroom semi-detached property benefitting from accommodation including lounge 18'6" x 13', orangerie 18' x 9'3", kitchen/diner 24'8" x 18'2", utility room 7'6" x 4'10", ground floor bathroom, 4 first floor bedrooms, family bathroom and separate WC and loft room 13' x 12'7". The property's specification includes double glazed windows and gas fired radiator heating (untested), garden to rear, remainder of garage and driveway to front providing off street parking.

 4

 2

 2

 D

Council Tax Band: E



Double glazed opaque door and double glazed panelling to:

ENTRANCE HALL

Coved ceiling. Radiator (untested).

L SHAPED LOUNGE

18'6 x 13'

Coved ceiling. Fireplace. Two radiators (untested). Double glazed French doors and panelling and double glazed patio doors to:

ORANGERY

18' x 9'3

Three double glazed windows to rear. Double glazed opaque window to side. Double glazed Bi-folding doors to rear. Tiling to floor. Double glazed Atrium. Under floor heating (untested).

KITCHEN/DINER

24'8 x 18'2

Double glazed window to front. Double glazed French doors to rear garden. Semi-vaulted double glazed skylights. 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. Breakfast bar. Built in oven, hob and extractor fan above (all untested).

UTILITY ROOM

7'6 x 4'10

Additional base and wall mounted units with drawer and cupboard. Space for washing machine, tumble dryer and fridge freezer. Additional storage cupboard with water softener.

GROUND FLOOR

BATHROOM

Double glazed opaque window to front. Four piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiling to floor and walls. Radiator (untested).

FIRST FLOOR LANDING

BEDROOM ONE

13' x 9'6

Double glazed window to rear. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

BEDROOM TWO

12'6 x 9'4

Double glazed windows to front and rear. Radiator (untested). Coved ceiling.

BEDROOM THREE

9'5 x 8'6

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards.



BEDROOM FOUR

10'7 x 7'

Double glazed window to front. Radiator (untested).

BATHROOM

Double glazed opaque window to rear. Suite comprising of vanity wash hand basin, panel enclosed bath unit and shower cubicle. Airing cupboard.

SEPERATE WC

Double glazed opaque window to side. Low level WC.

LOFT ROOM

13' x 12'7

Offering potential for games room/storage. Double glazed Velux style window to front. Fitted wardrobe cupboards. Radiator (untested). Laminate finish to floor.

REAR GARDEN

The property benefits from paved area and decking with remainder laid to artificial lawn with raised beds. Fencing to boundaries.

REMAINDER OF CONVERTED GARAGE

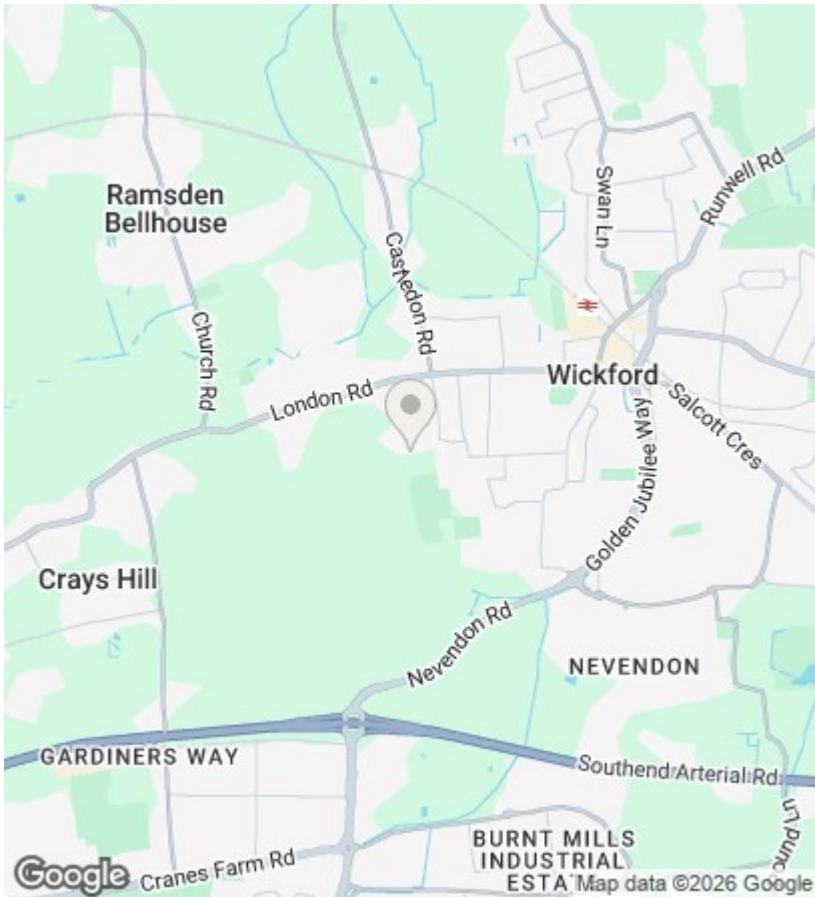
Roller door to front. Power and light connected. Space for freezer.

BLOCK PAVED DRIVEWAY

The property benefits from block paved driveway providing off street parking.





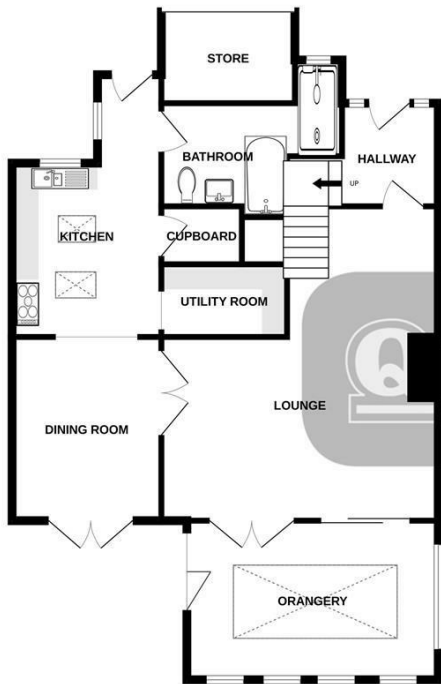


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and not to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017
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