



Church End Lane, Runwell, Wickford

Offers In Excess Of £450,000

- Bedroom/Reception 10' x 9'6
- Living Room 14'4 x 10'6
- Kitchen 13' x 8'6
- 2 First Floor Bedrooms
- 50ft Southerly Rear Garden
- Ground Floor Shower Room
- Bedroom/Dining Room 9'10 x 9'6
- Conservatory 17'10 x 8'
- Some Modernisation Required
- Attached Garage & Driveway

3/4 BEDROOM DETACHED CHALET. 14'4" X LIVING ROOM. 13' KITCHEN, 17'10" CONSERVATORY. 50FT SOUTHERLY REAR GARDEN. ATTACHED GARAGE & DRIVEWAY. NO ONWARD CHAIN. SME MODERNISATION REQUIRED. Situated in a particularly sought after non-estate location in Runwell set within easy access of town centre and mainline station is this 3/4 bedroom detached chalet benefitting from accommodation including living room 14'4" x 10'6", bedroom/reception 10' x 9'6", bedroom/dining room 9'10" x 9'6", kitchen 13' x 8'6", conservatory, 17'10" x 8', ground floor shower room, 2 first floor bedrooms and first floor bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 50ft southerly rear garden, attached garage and driveway providing ample off street parking. The property is offered with no onward chain.



Council Tax Band: D



Entrance door leading to:

ENTRANCE HALL

Under stairs cupboard.
Radiator (untested).

SHOWER ROOM

6'2 x 5'4

Updated suite comprising of low level WC, wash hand basin and shower cubicle. Radiator/rail (untested). Tiling to floor and walls. Extractor fan (untested).

BEDROOM/RECEPTION ROOM

14'4 x 10'6

Double glazed half bay window to front. Coved ceiling. Radiator (untested).

LIVING ROOM

14'4 x 10'6

Double glazed patio doors to rear leading to conservatory. Airing cupboard housing boiler (untested). Radiator (untested). Coved ceiling.

BEDROOM/DINING ROOM

9'10 x 9'6

Double glazed half bay window to front. Radiator (untested).

KITCHEN

13' x 8'6

Double glazed window to side. Updated 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. Integrated dishwasher (untested). Recess for fridge freezer and washing machine. Built in oven, hob, microwave and extractor fan above (all untested). Tiling to surround and floor. Radiator/rail (untested).
Door to:



CONSERVATORY

17'10 x 8'

Double glazed windows to sides and rear. Double glazed French doors to rear garden.

FIRST FLOOR LANDING

Built in storage cupboard. Access to loft space.

BEDROOM ONE

14'6 x 9'2

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards. Built in eaves cupboard space.



BEDROOM TWO

10' x 9'4

Double glazed window to front. Radiator (untested). Built in eaves storage.



BATHROOM

11'6 x 10'7

Double glazed opaque window to front. Suite comprising of low level

WC, wash hand basin, corner bath unit and shower cubicle.

SOUTHERLY REAR GARDEN

approaching 50ft

Commencing with patio area with remainder laid to lawn with flower and shrub borders. Access to side. Shed to remain with concrete base and water butt to side.

ATTACHED GARAGE

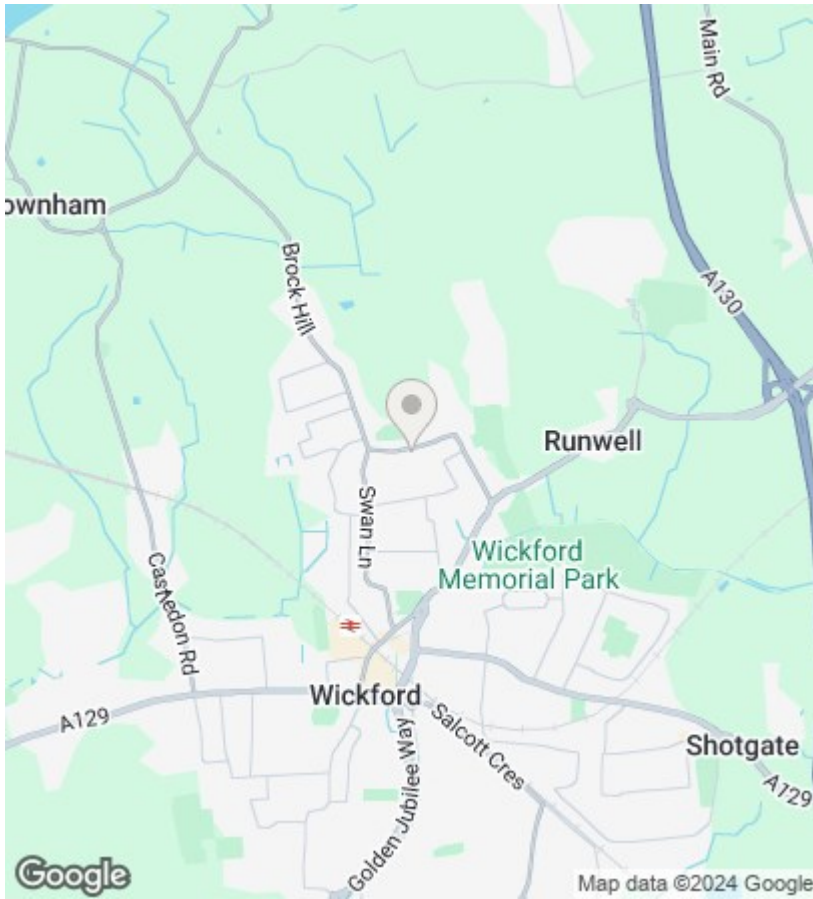
Up and over door to front and rear.

DRIVEWAY

The property benefits from double driveway to front providing ample off street parking.







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

