



## Nevendon Road, Wickford

£600,000

- Living Room 15'6 x 12'
- Bedroom 4/Study 12'10 x 12'
- 3 First Floor Bedrooms
- 100ft Garden to Rear
- Kitchen/Diner 28'10 x 10'10
- Bedroom 5 10'8 x 6'8
- Bathroom & Shower Room
- Detached Garage & Driveway

4/5 BEDROOM DETACHED CHALET. 100FT GARDEN TO REAR. CABIN/GAMES ROOM. DETACHED GARAGE & DRIVEWAY. Situated on the Nevendon Road side of Wickford within easy access of local shops, schools and A127 is this much improved deceptively spacious 4/5 bedroom detached chalet providing accommodation including living room 15'6 x 12', kitchen/diner 28'10 x 10'10, spacious ground floor bathroom, 2 ground floor bedrooms, 3 first floor bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) 100ft garden to rear, detached garage & driveway providing off street parking.



Council Tax Band: D



#### RECESS PORCH

Double glazed door to:

#### ENTRANCE HALL

Upright radiator (untested). Laminate finish to floor. Built in storage cupboard. Under stairs cupboard.

#### BEDROOM FOUR

12'10 x 12'

Double glazed bay window to front. Coved ceiling. Upright radiator (untested).

#### STUDY/BEDROOM FIVE

10'9 x 9'8

Double glazed window to side. Upright radiator (untested). Coved ceiling.

#### SPACIOUS BATHROOM

Double glazed opaque window to side. Four piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and frameless shower cubicle. Upright radiator/rail (untested). Underfloor heating (untested).

#### KITCHEN/DINER

28'10 x 10'10

Double glazed windows to side and rear. Double glazed French doors to rear garden. Range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface

extending to incorporate inset sink unit with cupboard beneath. Built in dual ovens, hob and extractor fan above (all untested). Integrated fridge freezer (untested). Recess for dishwasher. Radiator (untested). Brick fireplace.

#### LIVING ROOM

21'8 x 16'11 max

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

#### FIRST FLOOR LANDING

Double glazed Velux style window to side.

#### BEDROOM ONE

21 x 25

Double glazed window to front. Radiator (untested). Eaves storage space.

#### WALK IN WARDROBE

Fitted hanging rail and shelving.

#### BEDROOM TWO

11'8 x 10'6

Double glazed window to rear. Radiator (untested). Eaves loft space.

#### BEDROOM THREE

12'6 x 8'

Double glazed window to rear. Radiator (untested). Access to eaves loft space.

#### SHOWER ROOM

Double glazed Velux style



window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail (untested). Extractor fan (untested).

#### REAR GARDEN

approaching 100ft

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Path extending to BBQ area. Pergola. Decking and additional patio. Sleeper retained beds.

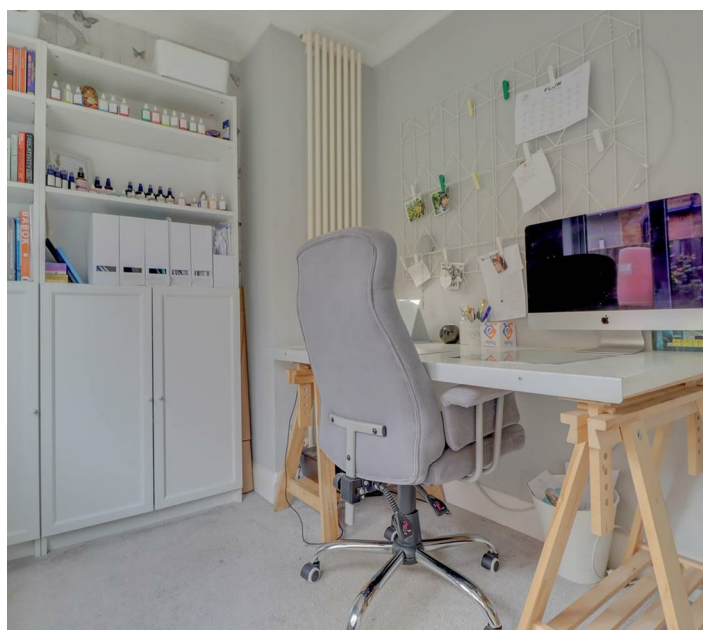
#### CABIN GAMES ROOM/STUDIO

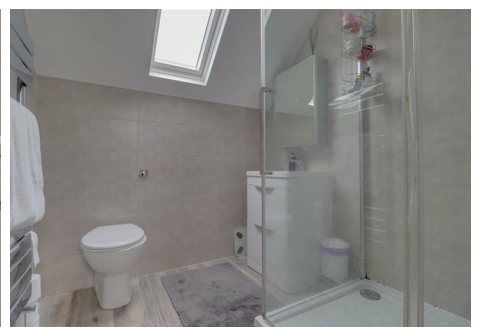
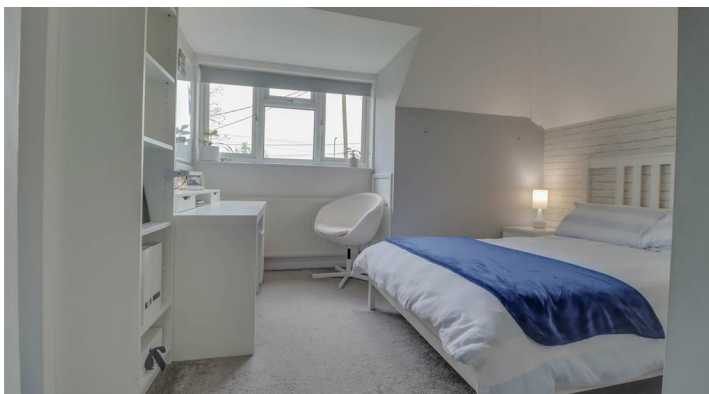
Double glazed window to side. Double glazed French doors to garden. Power and light connected (untested). Under floor heating (untested).

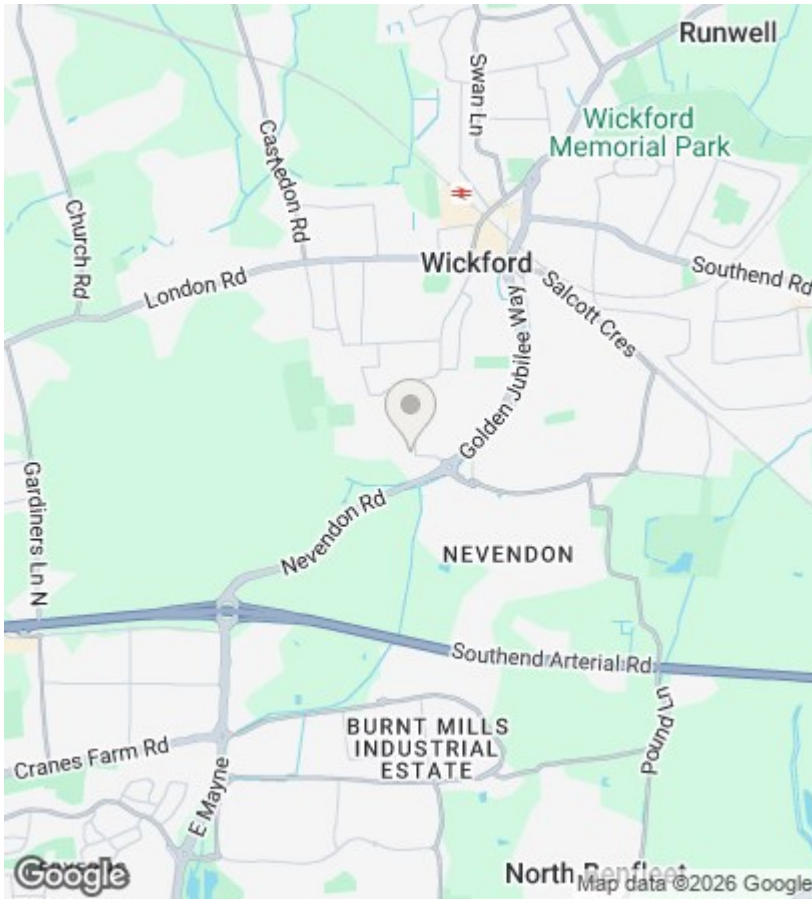
#### DETACHED GARAGE

#### DRIVEWAY TO FRONT

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







## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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 