



## Downham Road, Wickford

Offers Over £450,000

- Lounge 20'8 x 9'4
- Ground Floor Shower Room
- Family Bathroom
- Integral Garage
- Kitchen/Diner 17'9 x 9'
- 4 First Floor Bedrooms
- Garden to Rear
- Driveway to Front

REFURBISHED THROUGHOUT 4 BEDROOM SEMI-DETACHED HOME. GARDEN TO REAR. INTEGRAL GARAGE & DRIVEWAY. 20'8 LOUNGE. 17'9 KITCHEN/DINER. Situated in a sought after location on the Brock Hill side of Wickford is this re-furbished 4 bedroom semi-detached property benefitting from accommodation including lounge 20'8 x 11'5, kitchen/diner 17'9 x 9, ground floor shower room, 4 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear, integral garage and driveway to front providing off street parking. Basildon Council Tax Band D

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Council Tax Band:



Double glazed sliding doors to:

#### ENTRANCE PORCH

Double glazed door to:

#### ENTRANCE HALL

9'4 x 8'2

Radiator (untested). Under stairs recess. Engineered oak herringbone floor. Double doors leading to:

#### LOUNGE

20'8 x 11'5

Two radiators (untested). Double glazed Bi-folding doors to rear garden. Engineered oak herringbone finish to floor. Nest control for heating (untested).

#### KITCHEN/DINER

17'9 x 9'

Double glazed windows to rear and side. 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 double oven, hob and extractor fan above (all untested). integrated appliances incorporating fridge freezer, washing machine and dishwasher (all appliances untested). Wine fridge. Hot tap. Tiling to floor.

#### SHOWER ROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiling to floor. Heated towel rail (untested).

#### FIRST FLOOR LANDING

Glass balustrade from entrance hall.

#### BEDROOM ONE

11'5 x 10'11

Double glazed window to rear.

Radiator (untested). Built in triple wardrobe cupboards.

#### BEDROOM TWO

8'10 x 8'9

Double glazed window to front. Radiator (untested). Built in double wardrobe cupboards.

#### BEDROOM THREE

8'8 x 8'5

Double glazed window to front. Radiator (untested). Vinyl finish to floor.

#### BEDROOM FOUR

8'6 x 8'

Double glazed window to rear. Radiator (untested). Built in storage cupboard.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Part tiling to walls. Tiling to floor. Extractor fan (untested). Gold heated towel rail (untested).

#### REAR GARDEN

The rear garden commences with Indian Sandstone patio to immediate rear with remainder laid to lawn. Raised decking seating area. Fencing to boundaries. External tap, electric and lighting (untested). Gate to side providing access.

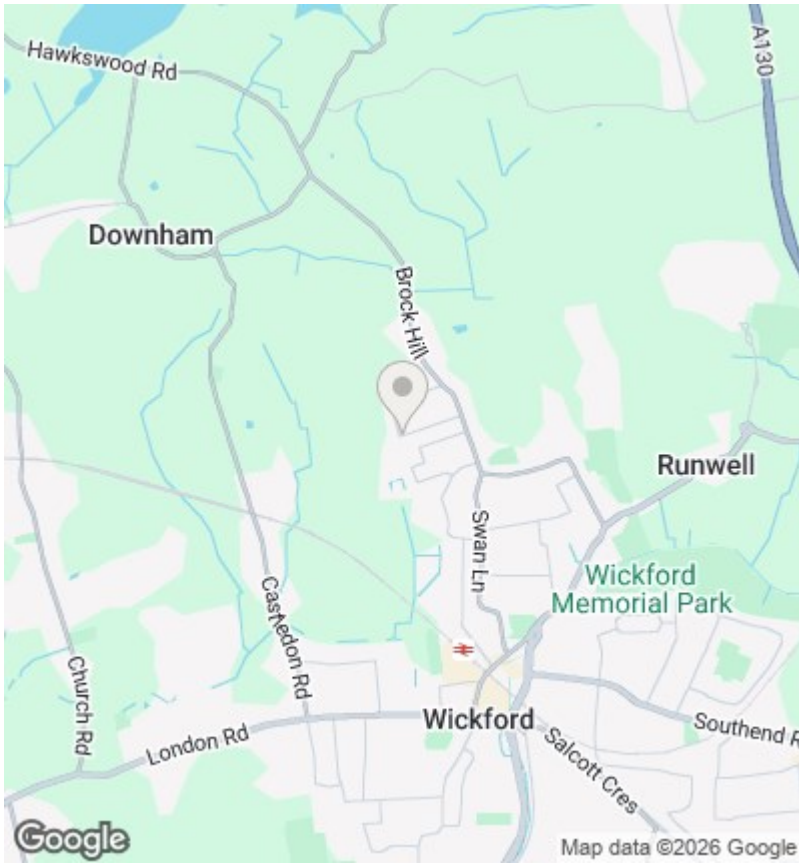
#### INTEGRAL GARAGE

Electric roller door to front. Power and light connected (untested). Combi boiler (untested).

#### DRIVEWAY TO FRONT

The property benefits from block paved driveway to front providing off street parking. Electric car charging point to remain.





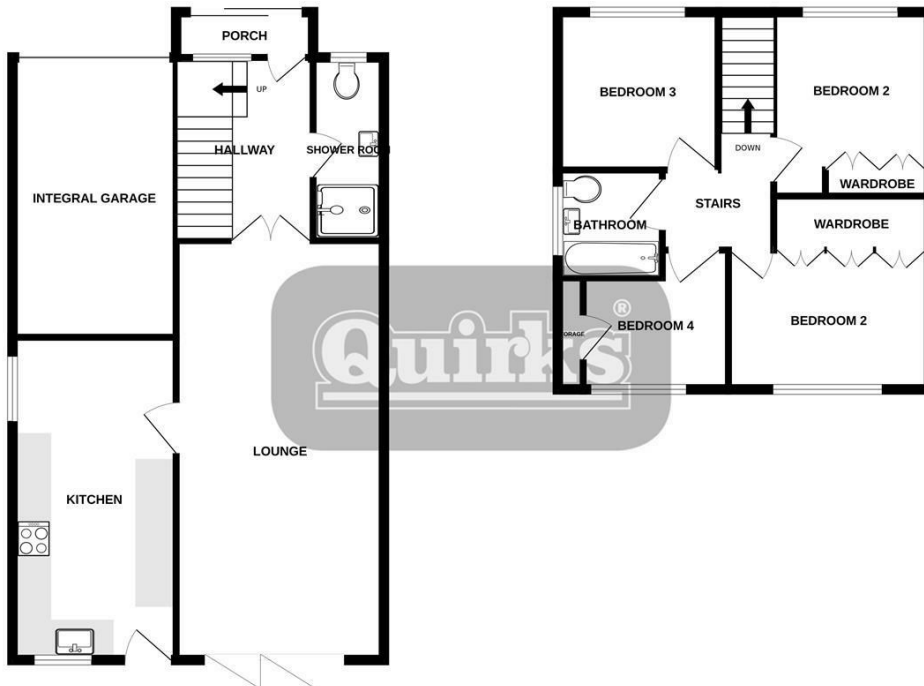
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

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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