



Fanton Chase, Wickford

Offers Over £475,000

- Kitchen 13'2 x 8'6
- Orangery 17'2 x 12'1
- Cloakroom, en-suite & Bathroom
- Integral Garage
- Spacious 24'2 Entrance Hall
- Lounge/Diner 24' x 10'
- 3 First Floor Bedrooms
- Large South/Westerly Garden
- Driveway to Front for 3 cars

SPACIOUS 3 BEDROOM SEMI-DETACHED. CLOAKROOM, EN-SUITE & BATHROOM. 17'2 ORANGERY. 24' LOUNGE/DINER. LARGE SOUTH/WESTERLY GARDEN. INTEGRAL GARAGE & DRIVEWAY. Situated in the established area of Shotgate close to local shops, park and schools is this deceptively spacious 3 bedroom semi-detached property benefitting from accommodation including large 24'2 entrance hall, kitchen 13'2 x 8'6, lounge/diner 24' x 10', orangerie 17'2 x 12'1, 3 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), large south/westerly garden to rear, integral garage and driveway to front providing off street parking.

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Council Tax Band: D



Double glazed opaque door to:

SPACIOUS ENTRANCE HALL 24'2 x 8'2

Double glazed window to front. Radiator (untested). Cornice to ceiling. Hardwood finish to floor. Large under stairs cupboard.

SPACIOUS CLOAKROOM 10' x 4'2

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Radiator (untested). Cornice to ceiling.

KITCHEN

13'2 x 8'6
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 and waste disposal unit. Space for washing machine, dishwasher and fridge freezer. Built in oven, 5 burner hob and extractor fan above (all untested). Radiator (untested). Tiled surround.

LOUNGE/DINER

24' x 10'
Two double glazed windows to side. Double glazed door to side. Cornice to ceiling. Two

radiators (untested). Open plan to:

ORANGERY

17'2 x 12'1
Double glazed windows to sides and rear. Double glazed French doors to rear garden. Two radiators (untested). Double glazed lantern.

FIRST FLOOR LANDING

Cornice to ceiling. Access to loft.

BEDROOM ONE

16'4 x 12'2
Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboards.

EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail (untested). Tiled surround. Shaver point.

BEDROOM TWO

12'10 x 11'10
Double glazed window to front. Radiator (untested).

BEDROOM THREE

11'2 x 8'3
Double glazed window to rear. Radiator (untested). Range of fitted wardrobe/cupboards.



BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower attachment (untested) and rail. Tiled surround. Radiator (untested). Shaver point (untested).

SOUTH/WESTERLY REAR GARDEN

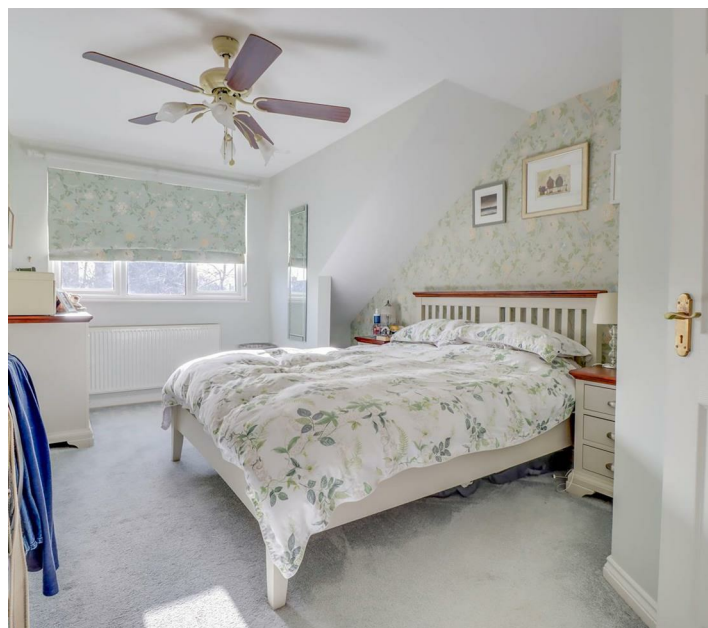
The property benefits from large south/westerly garden to rear with patio to immediate rear with remainder laid to lawn. Shed. Summerhouse. Greenhouse. Large workshop/cabin with power and light connected (untested). Access via path and gate to side. Decked area to rear. Gated access to rear.

INTEGRAL GARAGE

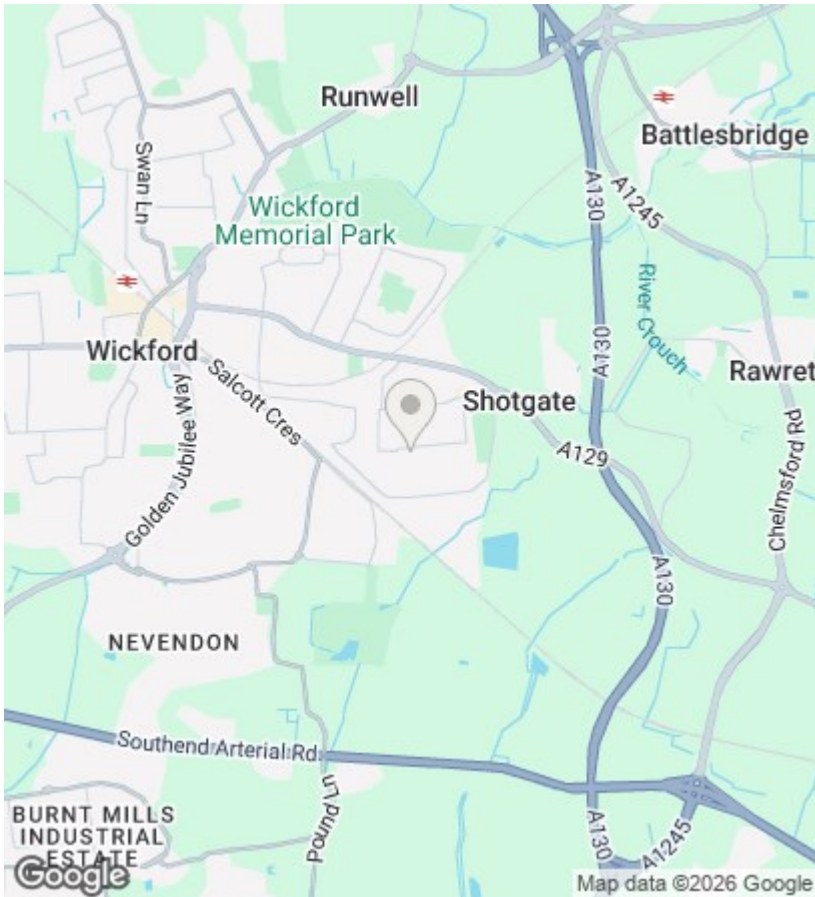
Power and light connected (untested). Up and over door to front. Gas fired boiler (untested). Storage space.

DRIVEWAY TO FRONT

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







EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

