



Anglesey Gardens, Wickford

Offers In Excess Of £425,000

- Living Room 15'4 x 10'6
- 3 First Floor Bedrooms
- Shower Room
- Garage & Driveway
- Kitchen/Diner 15'4 x 8'10
- En-suite Cloakroom & Ground Floor Cloakroom
- Garden to Rear

3 BEDROOM LINK-DETACHED. GARAGE & PARKING. 15'4 LIVING ROOM. 15'4 KITCHEN/DINER. GARDEN TO REAR. Situated in a pleasant cul-de-sac location on the popular Wick Meadows development within walking distance of local shops, school and medical centre is this 3 bedroom link-detached property benefitting from accommodation including living room 15'4 x 10'6, kitchen/diner 15'4 x 8'10, 3 first floor bedrooms, en-suite cloakroom, shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested).



Council Tax Band: D



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Double glazed window to side. Radiator (untested). Cloaks cupboard.

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator (untested). Tiled surround. Extractor fan (untested).

LIVING ROOM

15'4 x 10'6
Double glazed bay window to front. Double glazed window to side. Radiator (untested). Under stairs cupboard.

KITCHEN/DINER

15'4 x 8'10
Double glazed windows to rear and side. Double glazed French doors to rear garden. 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. Space for washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested). Updated gas fired boiler (untested). Radiator (untested).

FIRST FLOOR LANDING

Coved ceiling. Access to loft which we understand is part boarded.

BEDROOM ONE

12'6 x 8'10
Double glazed window to front. Radiator (untested). Coved ceiling. Fitted dual double wardrobe cupboards.

EN-SUITE CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Tiled surround. Radiator (untested). Extractor fan (untested).

BEDROOM TWO

9' x 8'8
Double glazed window to rear. Radiator (untested).

BEDROOM THREE

8'10 x 6'6
Double glazed window to front. Radiator (untested). Built in double wardrobe cupboard.

SHOWER ROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiled splashback. Radiator/rail (untested). Extractor fan (untested).

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. External tap (untested). Gate to side.

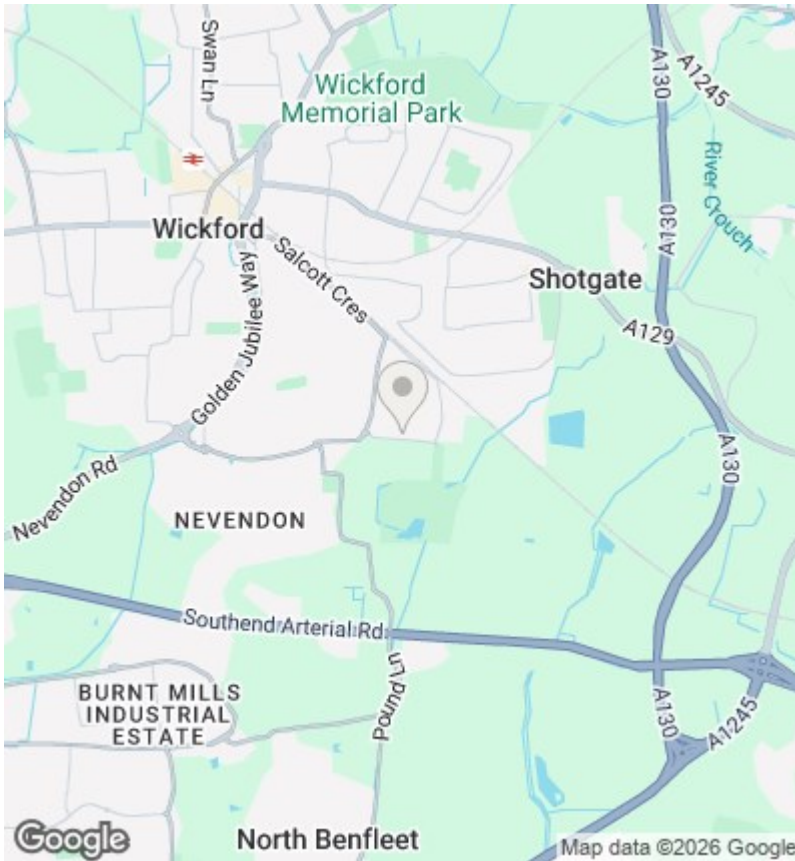
GARAGE

Up and over door to front. Power and light connected (untested). Independent driveway providing off street parking.

AGENTS NOTE

The land where the tree is in the main picture also is owned by this property so additional parking could be created



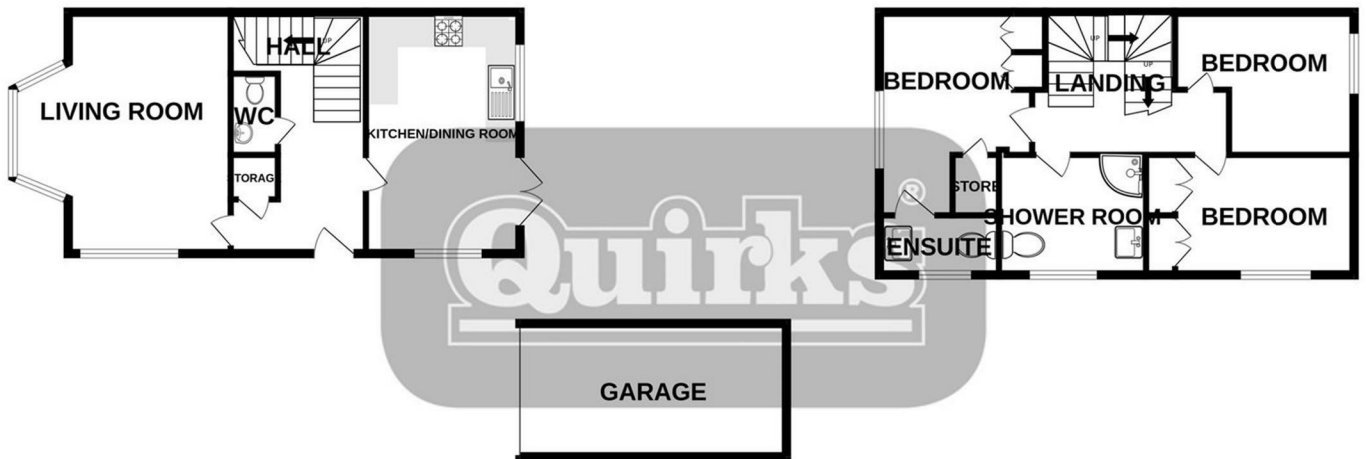


EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 83 |
| (55-68) D | | 69 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

This floor plan is for illustrated 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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