

## Guernsey Gardens, Wickford

Offers In Excess Of £550,000

- Living Room 17' x 13'
- Kitchen/Breakfast Room 17'2 x 9'8
- Home Office/Bedroom 6 12' x 9'
- 4 First Floor Bedrooms
- Garden to Rear
- Dining Room 15'10 x 12'
- bedroom 5 12'6 x 10'6
- Ground Floor Shower Room
- En-suite & Bathroom
- Driveway to Front

DECEPTIVELY SPACIOUS 4/6 BEDROOM DETACHED CHALET CLOSE TO STATION, 17' LIVING ROOM, 15'10" DINING ROOM, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM AND LARGE BATHROOM, WORKSHOP TO SIDE, LARGE GARDEN AND EXTENSIVE DRIVEWAY TO FRONT, UPDATED WINDOWS, DOORS AND BOILER. Situated within 10 minutes walk of Wickford Station is this deceptively spacious 4/6 bedroom detached chalet offering generous family accommodation including 4 first floor double bedrooms, en-suite and large family bathroom with 4 piece suite. The ground floor includes potentially 2 additional double bedrooms plus large shower room, 17' Living Room, 15'10" Dining Room, 17'2" Kitchen with 19'10" work shop/store room to side. The property further benefits from generous rear garden and extensive driveway to front offering ample off street parking. We understand the windows and doors have been updated as well as the boiler in recent years. EPC Rating C, Basildon Council E.



Council Tax Band: E



Double glazed door to:

ENTRANCE PORCH

Double glazed door to:

ENTRANCE HALL

Radiator (untested).

Cloaks cupboard.

HOME OFFICE/BEDROOM 6

12' x 9'

Double glazed window to front. Radiator (untested).

Coved ceiling.

BEDROOM FIVE

12'6 x 10'6

Double glazed window to front. Radiator (untested).

Coved ceiling.

SHOWER ROOM

8'6 x 8'6

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

LIVING ROOM

17' x 13'

Two double glazed windows to sides. Fireplace. Coved ceiling. Laminate finish to floor extending to:

DINING ROOM

15'10 x 12'

Double glazed patio doors to rear garden. Radiator (untested). Internal door to:

STORAGE/WORK ROOM

19'10 x 6'10

Double glazed opaque window to rear.

KITCHEN/BREAKFAST ROOM

17'2 x 9'8

Double glazed windows to rear and sides. 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. Cupboard housing washing machine. Gas fired boiler (untested). Built in oven and hob (untested). Recess for dishwasher.

FIRST FLOOR LANDING

Door to eaves loft space. Access to:

BEDROOM ONE

15'3" x 10'9"

Double glazed windows to front and side.

EN-SUITE

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

BEDROOM TWO

14' x 8'4

Double glazed window to side. Double glazed Velux



style window to front. Radiator (untested).

### BEDROOM THREE

13'8 x 11'10

Double glazed window to rear. Radiator (untested). Coved ceiling.

### BEDROOM FOUR

13'8 x 10'6

Double glazed window to rear. Radiator (untested). Range of fitted wardrobe cupboards and drawers.

### BATHROOM

10'2 x 5'8

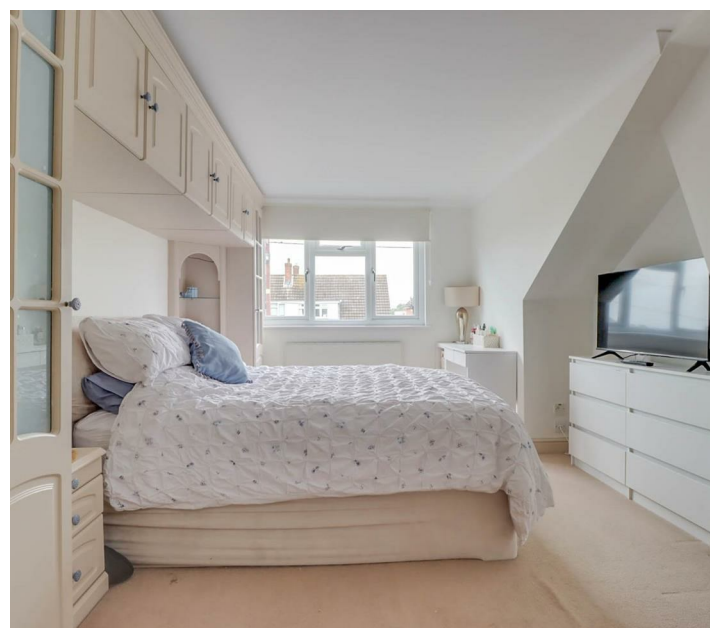
Double glazed opaque window to side. Four piece suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath unit and shower cubicle. Tiled surround. Radiator/rail (untested). Extractor fan (untested).

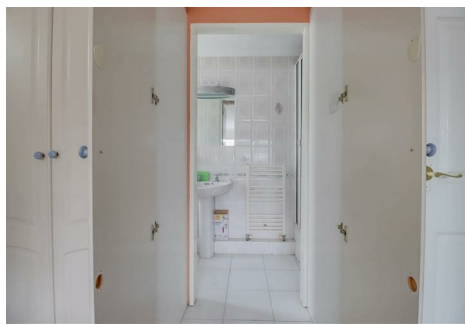
### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Access to side via path and gate. Outside tap and light (untested).

### DRIVEWAY TO FRONT

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







EPC Rating:

C

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         | 83        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Approx. 106.1 sq. metres (1141.6 sq. feet)



**First Floor**  
Approx. 74.9 sq. metres (806.1 sq. feet)

