



## Park Drive, Wickford

£435,000

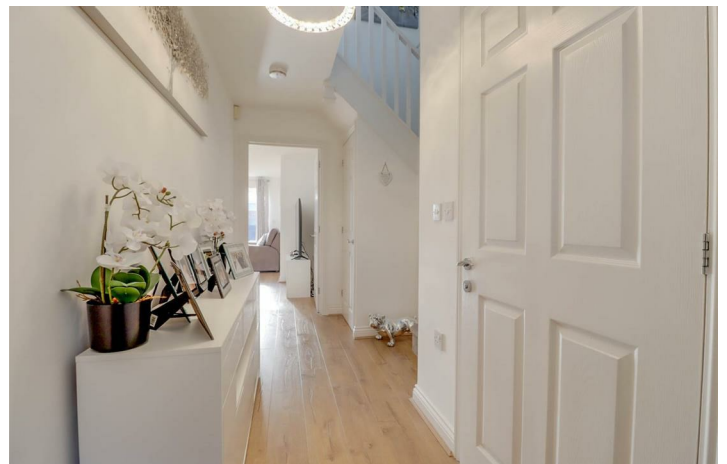
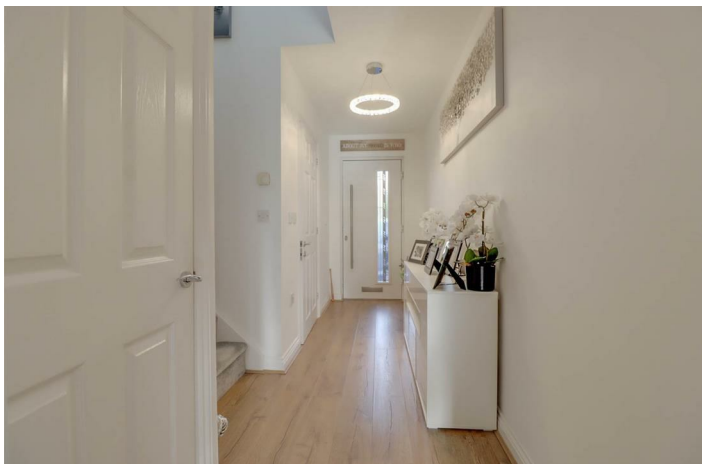
- Lounge 17'3 x 13'3
- Ground Floor Cloakroom
- En-suite & Bathroom
- Integral Garage & Driveway
- Kitchen/Diner 17'4 x 10'10
- 3 First Floor Bedrooms
- Southerly Garden to Rear
- No Onward Chain

3 BEDROOM DETACHED. CLOAKROOM, EN-SUITE & BATHROOM. 17'3 LOUNGE. 17'4 KITCHEN/DINER.

NO ONWARD CHAIN. Situated in a popular and established and residential location on the Nevendon Road side of Wickford set within easy access of schools, park, mainline station and town centre is this 3 bedroom detached property benefitting from accommodation including lounge 17'3 x 13'3, kitchen/diner 17'4 x 10'10, ground floor cloakroom, 3 first floor bedrooms, en-suite shower room and family bathroom. The property's specification includes double glazed windows, gas fired radiator heating with underfloor heating to ground floor (untested) wider than average southerly garden to rear with garden/games room 15' x 9'4, integral garage and driveway to front providing off street parking. The property benefits from no onward chain. Pursuant to the Estate Agents Act 1979 the sellers of this property are related to an employee of Quirks Estate Agents.



Council Tax Band: D



Double glazed opaque door to:

#### ENTRANCE HALL

Laminate finish to floor.  
Under stairs cupboard.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Tiling to floor and surround. Extractor fan (untested). Under floor heating (untested).

#### LOUNGE

17'3 x 13'3

Double glazed French doors and double glazed panelling to rear garden. Double glazed window to side. Laminate finish to floor. Mock fire place with inset fire (untested). Under floor heating (untested).

#### KITCHEN/DINER

17'4 x 10'10

Double glazed window to rear. Double glazed door to side. 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. Integrated dishwasher (untested). Space for washing machine, American style fridge freezer and range style

cooker with extractor fan above (untested). Downlighters to ceiling. Under floor heating (untested).

#### FIRST FLOOR LANDING

Double glazed window to side. Access to loft. Built in storage cupboard.

#### BEDROOM ONE

11'8 x 10'

Double glazed window to front with fitted blinds. Radiator (untested).

#### EN-SUITE

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail (untested). Shaver point (untested). Part tiling to walls. Extractor fan (untested).

#### BEDROOM

10' x 7'8

Double glazed window to rear with fitted blinds. Radiator (untested).

#### BEDROOM

8'2 x 7'4

Double glazed window to front with blinds. Radiator (untested).

#### BATHROOM

8'6 x 7'

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed



bath unit with shower (untested) and screen. Radiator (untested). Tiling to floor and surround. Extractor fan (untested). Downlighters to ceiling. Shaver point (untested).

#### SOUTHERLY REAR GARDEN

The property benefits from a southerly wider than average garden to rear with extensive paved patio to immediate rear and side with remainder laid to lawn. External tap and light (untested). Access via gate to side.

#### GARDEN/GAMES ROOM

15' x 9'4

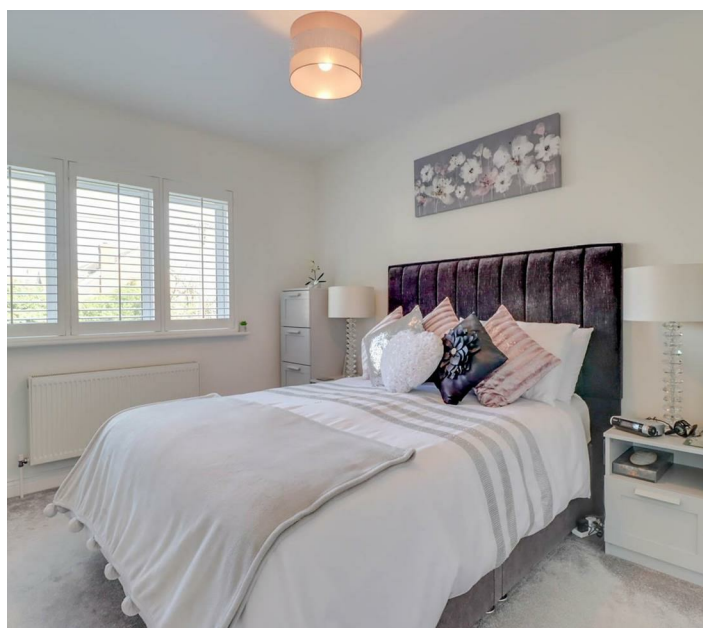
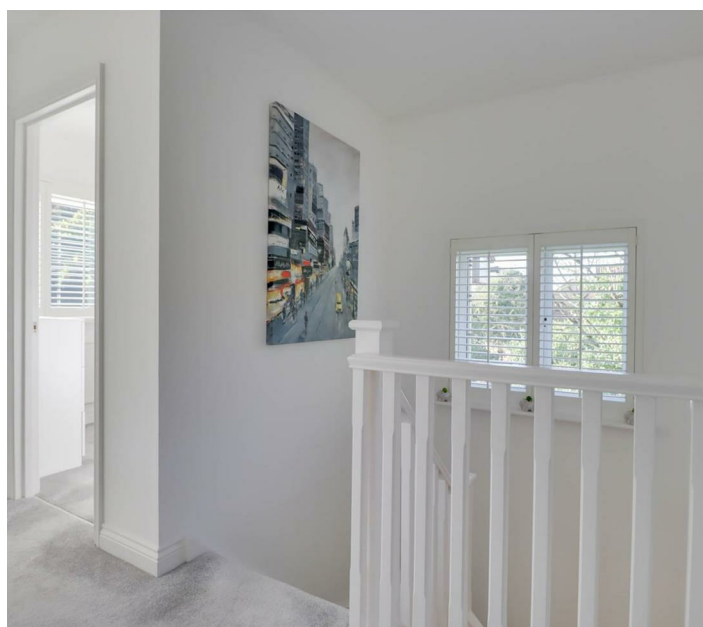
Double glazed French doors to garden. Power and light connected (untested). Virgin media connection (untested).

#### INTEGRAL GARAGE

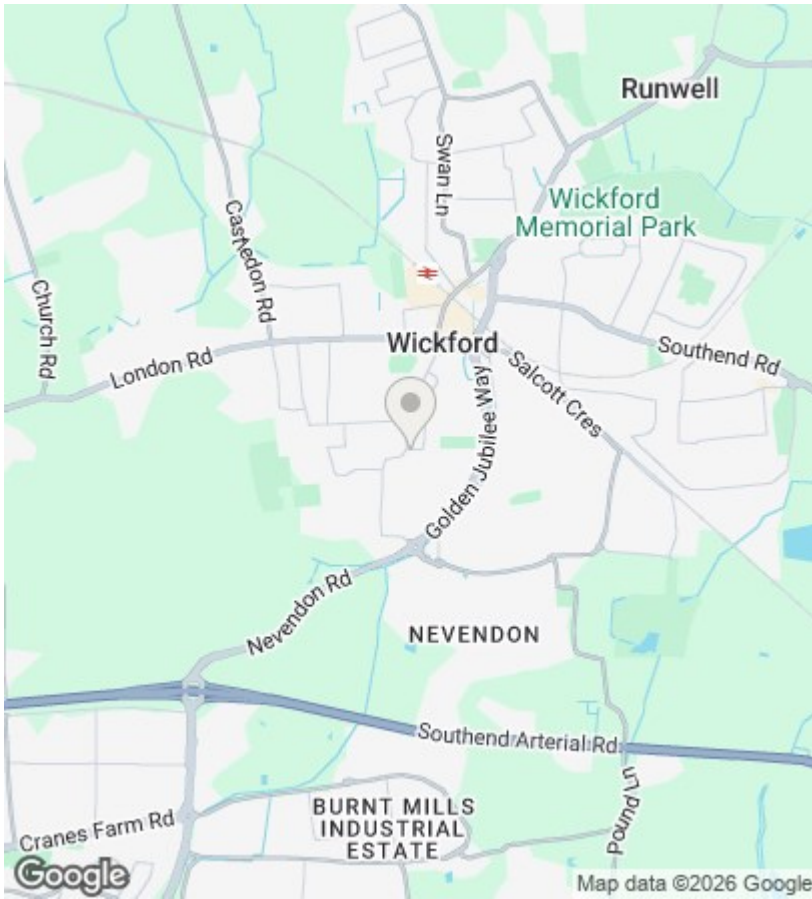
Up and over door to front. Updated boiler (untested). Independent driveway to front providing off street parking.

#### AGENTS NOTE

Pursuant to the Estate Agents Act 1979 the sellers of this property are related to an employee of Quirks Estate Agents.







EPC Rating:

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