



Highcliffe Way, Wickford

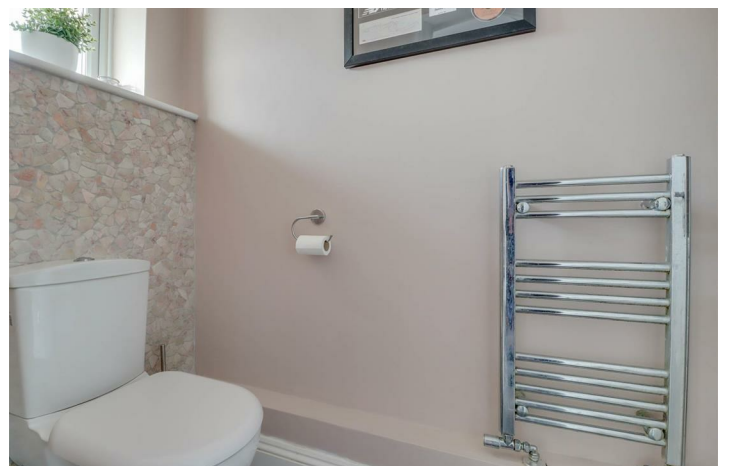
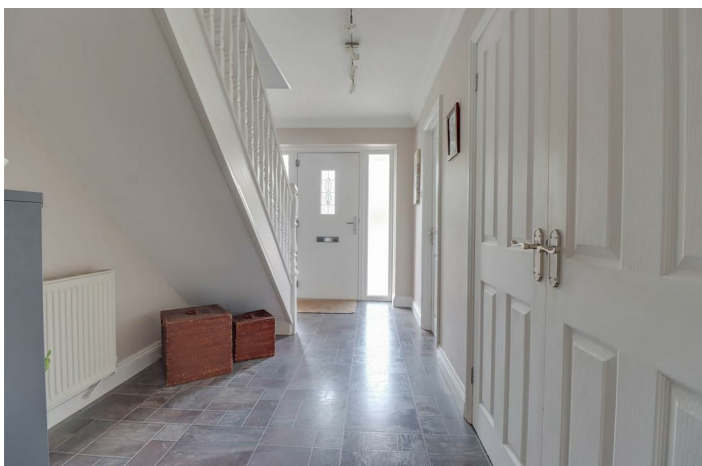
£430,000

- Living Room 20'6 x 10'10
- Study/Snug 9'2 x 8'4
- Bathroom & Cloakroom
- Block Paved Driveway
- Kitchen/Diner 25'8 x 7'10
- 4 First Floor Bedrooms
- 50ft Garden to Rear

4 BEDROOM SEMI-DETACHED. 50FT GARDEN TO REAR. DRIVEWAY TO FRONT. 20'6 LIVING ROOM. 25'8 KITCHEN/DINER. Situated in a popular and established residential location close to local shops, park and schools is this 4 bedroom semi-detached property benefitting from accommodation including study/snug 9'2 x 8'4, living room 20'6 x 10'10, kitchen/diner 25'8 x 7'10, 4 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, 50ft garden to rear and block paved driveway providing off street parking.



Council Tax Band: D



RECESS PORCH

Double glazed door and opaque panelling to:

SPACIOUS ENTRANCE HALL

Radiator. Built in double storage cupboard.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Radiator.

STUDY/SNUG

9'2 x 8'4

Double glazed window to front. Radiator. Coved ceiling. Fitted desk, shelving and drawers.

LIVING ROOM

20'6 x 10'10

Double glazed French doors and double glazed windows to rear garden. Radiator. Coved ceiling.

KITCHEN/DINER

25'8 x 7'10

Double glazed French doors to rear garden. Double glazed window to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Integrated dishwasher, fridge freezer and washing machine. Space for Range style cooker. Tiling to floor and

surround. Extractor fan. Radiator.

FIRST FLOOR LANDING

Coved ceiling. Access to loft which we understand is boarded with light and ladder. Airing cupboard/storage.

BEDROOM ONE

14'2 x 10'8

Double glazed window to rear. Radiator. Coved ceiling.

BEDROOM TWO

14'8 x 8'4

Double glazed window to rear. Radiator. Coved ceiling.

BEDROOM THREE

14'2 x 7'3

Double glazed window to front. Radiator. Over stairs shelf. Coved ceiling.

BEDROOM FOUR

8'4 x 8'1

Double glazed window to front. Radiator. Over stairs cupboard.

BATHROOM

6'10 x 5'5

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Radiator/rail. Extensive tiling to walls and floor. Downlighters to ceiling.



REAR GARDEN

approaching 50ft

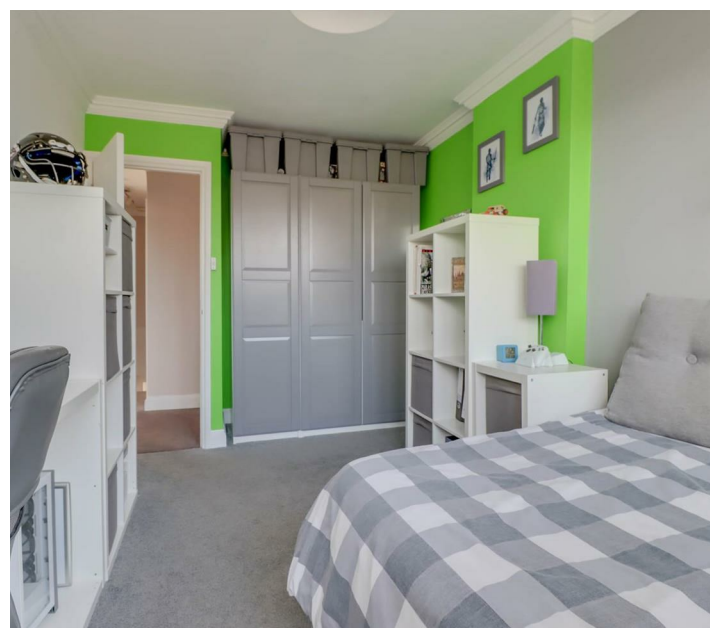
Commencing with extensive paved patio to immediate rear with remainder laid to lawn with flower and shrubs. Large shed. Pergola. Gate and path to side. Outside light. Fencing to side and rear boundaries.

DRIVEWAY TO FRONT

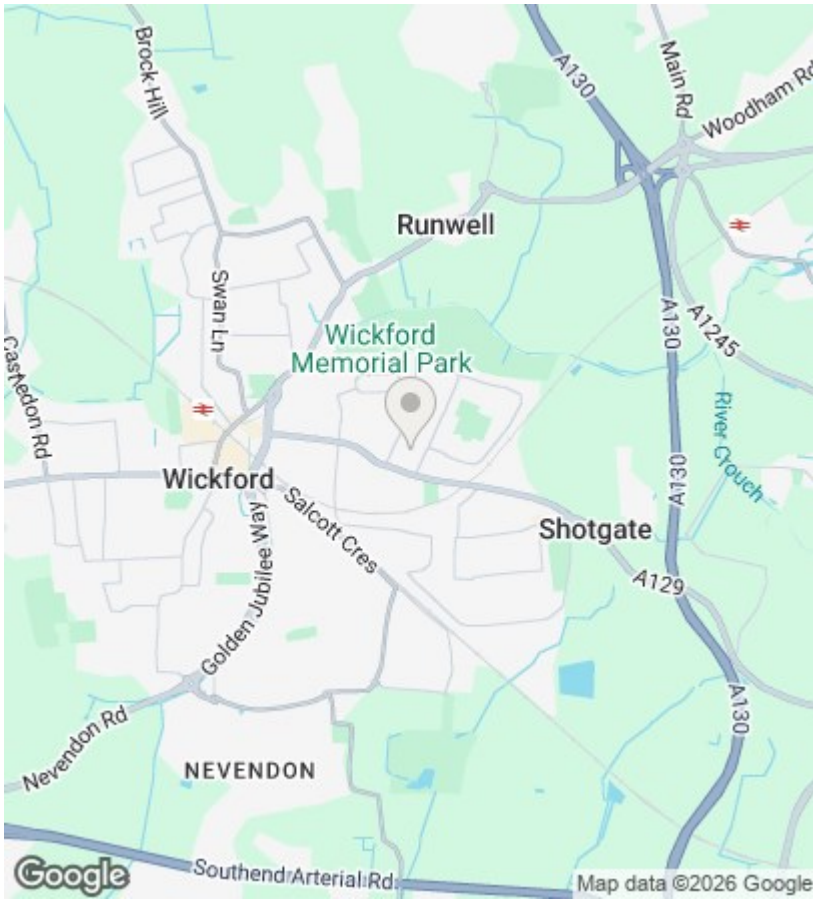
The property benefits from block paved driveway to front providing off street parking.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 