



Reeds Way, Wickford

£475,000

- Lounge/Diner 22'10 x 13'9
- Conservatory 15'2 x 8'3
- Shower Room and cloakroom
- Detached Garage with roller door
- Kitchen/Breakfast Room 18'4 x 10'8
- 4 First Floor Bedrooms
- Large Corner Plot
- No Onward Chain

4 BEDROOM SEMI-DETACHED. DETACHED GARAGE. DRIVEWAY. 100FT WIDE GARDEN TO REAR. NO ONWARD CHAIN. Situated in one of Wickford's most popular locations off the London Road set within easy access of town, station and countryside is this extended 4 bedroom semi-detached property benefitting from accommodation including lounge/diner 22'10 x 13'9, kitchen/breakfast room 18'4 x 10'8, conservatory 15'2 x 8'3, 4 first floor bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, large corner plot with 100ft wide garden to rear, detached garage and driveway providing off street parking. No onward chain.



Council Tax Band: D



Double glazed sliding door to:

ENTRANCE PORCH

Double glazed window and door to:

ENTRANCE HALL

Double glazed window to side. Radiator. Under stairs cupboard.

LOUNGE/DINER

22'10 x 13'9

Double glazed windows to front and rear. Two radiators. Coved ceiling.

KITCHEN/BREAKFAST ROOM

18'4 x 10'8

Double glazed windows to front, rear and 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. Space for appliances. Built in oven, grill and hob. Wall mounted gas fired boiler.

CONSERVATORY

15'2 x 8'3

Lean to style with double glazed window to rear. Power and lighting.

CLOAKROOM

Suite comprising of low level WC and wash hand basin.

FIRST FLOOR LANDING

Radiator. Airing cupboard housing cylinder.

BEDROOM ONE

13'3 x 10'

Double glazed window to front. Radiator. Fitted wardrobe cupboards and drawers.

BEDROOM TWO

10'10 x 9'

Double glazed windows to front and rear. Radiator.

BEDROOM THREE

13'4 x 7'5

Double glazed window to rear. Radiator. Fitted wardrobe cupboards.

BEDROOM FOUR

10' x 7'6

Double glazed window to front. Radiator. Fitted wardrobe cupboards and drawers.

SHOWER ROOM

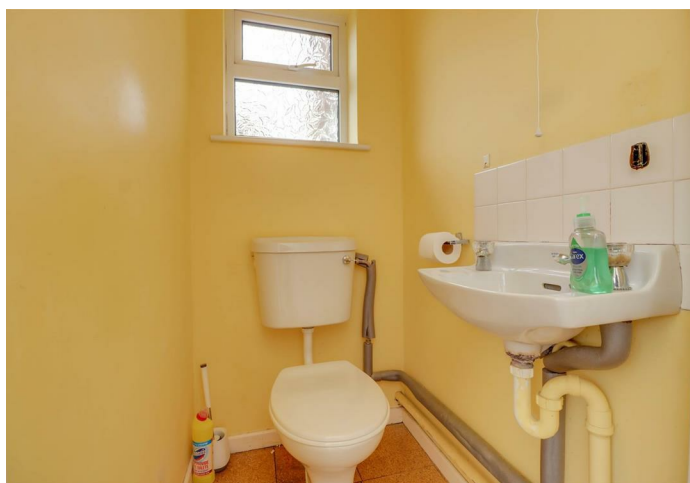
9'8 x 7'6

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle. Radiator. Extensive tiled surround.

LARGE CORNER PLOT

100ft wide

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Gate to side. Shed



DETACHED GARAGE

Roller shutter door to front. Window and door to side.

INDEPENDENT DRIVEWAY

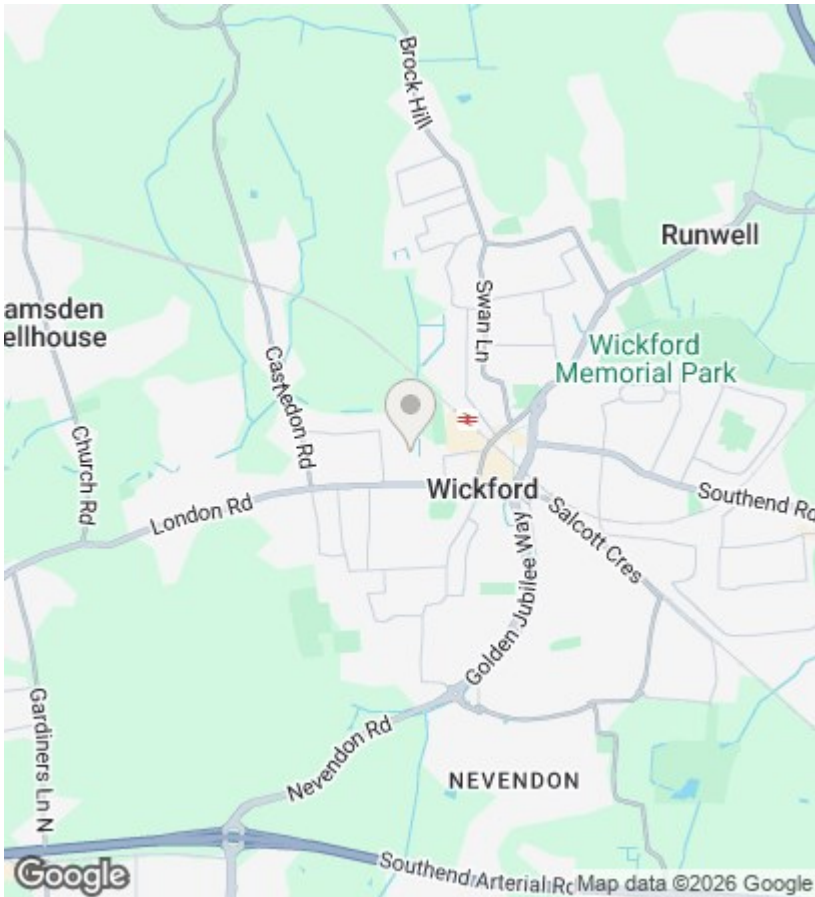
The property benefits from driveway to front with the remainder laid to lawn.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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.







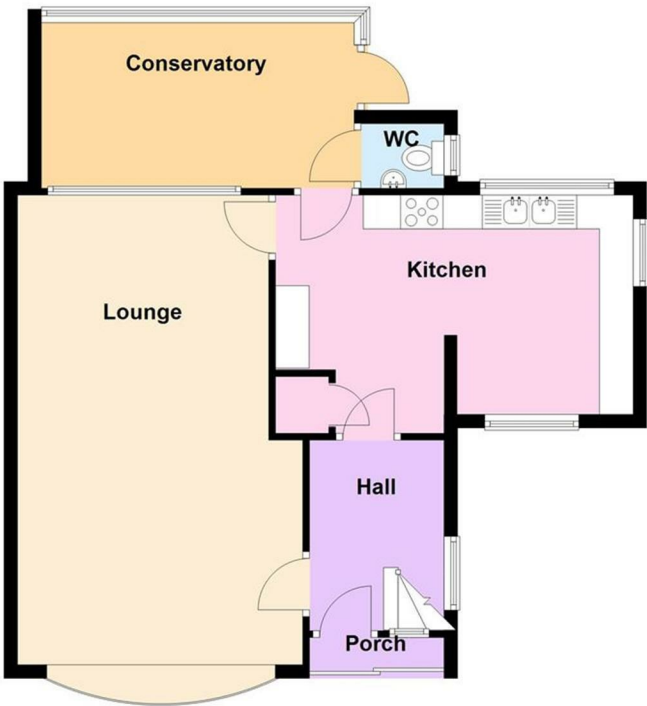
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.8 sq. feet)

