



## Tudor Way, Wickford

Offers Over £440,000

- Lounge 20' x 10'10
- Kitchen/Diner 17' x 8'4
- Bathroom
- Integral Garage
- Dining/Sitting Room 10'4 x 9'6
- 4 First Floor Bedrooms
- Southerly Rear Garden
- Driveway to Front

EXTENDED 4 BEDROOM SEMI-DETACHED. 20' LOUNGE. 17' KITCHEN/DINER. SOUTHERLY GARDEN TO REAR. INTEGRAL GARAGE. Situated in this popular cul-de-sac location on the London Road side of Wickford set within local access of park, shops and school and town centre with its mainline station is this 4 bedroom semi-detached property having been extended to provide accommodation including lounge 20' x 10'10 with log burner, dining/sitting room 10'4 x 9'6 with bi-folding doors and glazed atrium, kitchen/diner 17' x 8'4, 4 first floor bedrooms, refitted bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) southerly garden to rear and integral garage. EPC Rating D, Basildon Council band D.



Council Tax Band: D



Double glazed opaque door to:

#### ENTRANCE HALL

Radiator (untested). Built in double cupboard. Laminate finish to floor.

#### CLOAKROOM

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

#### LOUNGE

20' x 10'  
Laminate finish to floor. Coved ceiling. Fireplace with inset wood burner. Radiator (untested). Bi-folding glazed doors to;

#### DINING/SITTING ROOM

10'4 x 9'6  
Double glazed window to side. Double glazed Bi-folding doors to rear garden. Double glazed Atrium. Radiator (untested).

#### KITCHEN/DINER

17' x 8'4  
Double glazed windows to rear and side. 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.

Space for dishwasher, washing, cooker and fridge freezer. Tiled surround. Radiator (untested). Combi boiler (untested). Coved ceiling.

#### FIRST FLOOR LANDING

Access to loft. Built in double cupboard.

#### BEDROOM ONE

12'10 x 10'6  
Double glazed window to rear. Radiator (untested).

#### BEDROOM TWO

12'10 x 8'4  
Double glazed window to rear. Radiator (untested). Built in open wardrobe.

#### BEDROOM THREE

12' x 7'2  
Double glazed window to front. Radiator (untested). Built in double wardrobe cupboard.

#### BEDROOM FOUR

8'6 x 6'2  
Double glazed window to front. Radiator (untested).

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Tiling to floor. Radiator (untested).

#### SOUTHERLY REAR GARDEN

Commencing with paved



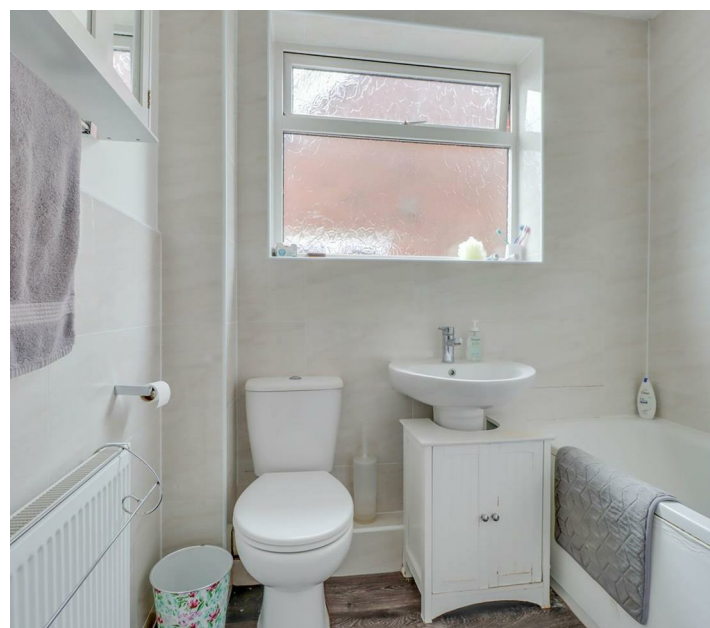
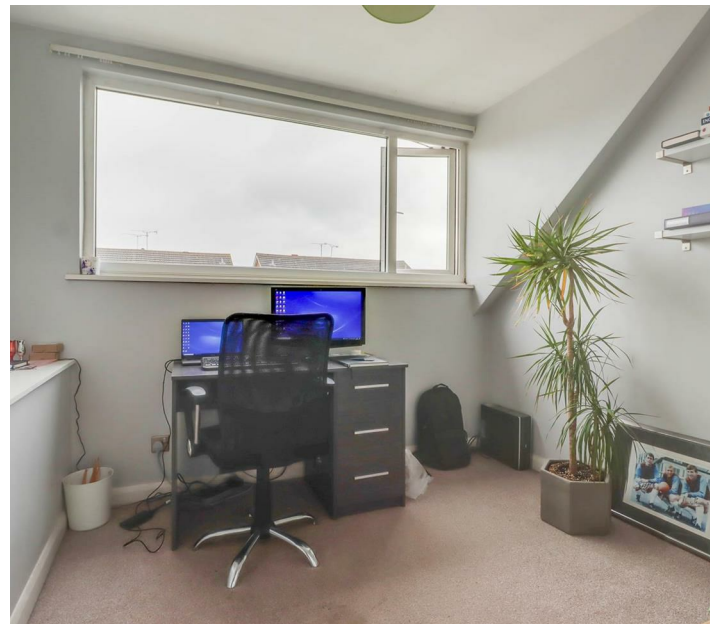
patio to immediate rear with remainder laid to lawn. Shed. Access to side. Outside tap (untested). Further patio to rear. Wood store. Courtesy door to:

#### INTEGRAL GARAGE

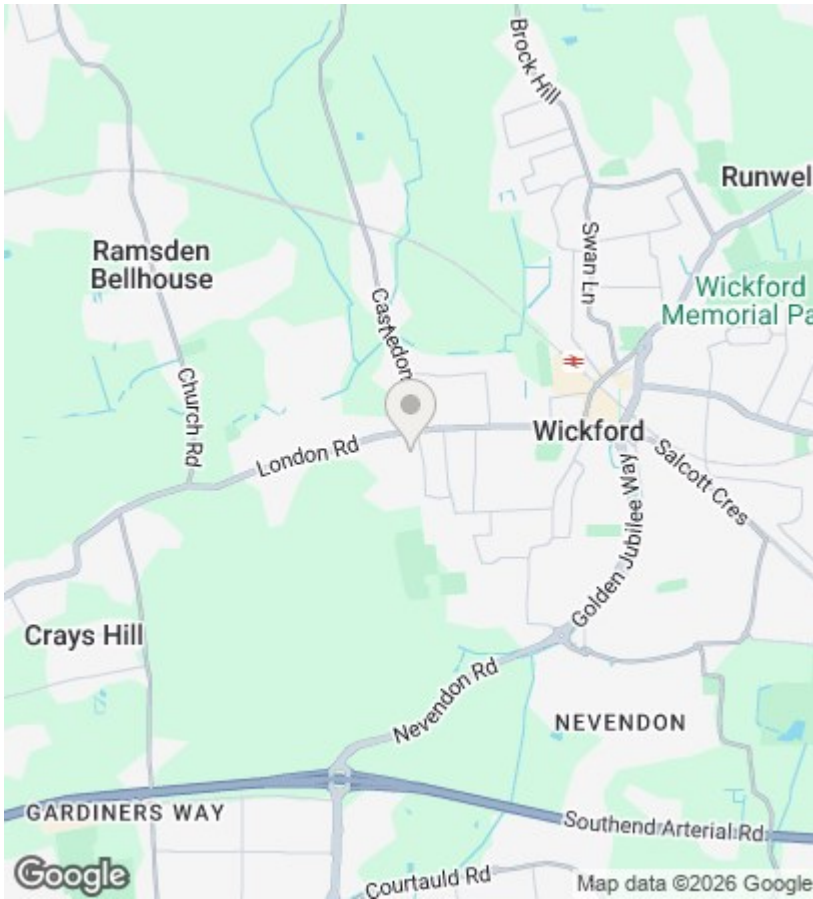
Power and light connected (untested).

#### DRIVEWAY TO FRONT

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







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 2002/91/EC	

