



## Church End Lane, Runwell, Wickford

£625,000

- Lounge 24'2 x 11'
- Bedroom 4 13' x 10'
- 3 First Floor Bedrooms
- 200' Westerly Plot
- No Onward Chain
- Kitchen 12'8 x 10'
- Conservatory 23'2 x 10'4
- Cloakroom, En-suite & Bathroom
- Double Garage & Workshop
- Must Be Viewed

3/4 BEDROOM DETACHED. NO ONWARD CHAIN. DOUBLE GARAGE TO REAR. 170' DRIVEWAY TO SIDE PROVIDING AMPLE OFF STREET PARKING. CLOAKROOM, EN-SUITE & FAMILY BATHROOM. 23'2 CONSERVATORY. 200' PLOT. Situated in a particularly sought after non-estate location in Runwell set within easy access of town centre and mainline station is this 3/4 bedroom detached property benefitting from accommodation including lounge 24'2 x 11', kitchen 12'8 x 10', conservatory 23'2 x 10'4, ground floor bedroom 4 13' x 10', 3 first floor bedrooms, en-suite and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 200ft plot, double garage and 170' driveway to side providing ample off street parking with 11' and 13' sideway to each side.



Council Tax Band: E



Double glazed opaque door to:

#### ENTRANCE PORCH

Door to:

#### ENTRANCE HALL

Radiator (untested).  
Coved ceiling.

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin.

#### BEDROOM FOUR

13' x 10'  
Double glazed bay window to front. Radiator (untested).

#### LOUNGE

24'2 x 11'  
Double glazed window to front. Two radiators (untested). Double glazed patio doors to rear.

#### KITCHEN

12'8 x 10'  
Double glazed window to rear. 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. Recess for fridge freezer, dishwasher and range style cooker. Tiling to floor and surround.

Radiator (untested).  
Double glazed door to:

#### CONSERVATORY

23'2 x 10'4  
Double glazed windows to side and rear. Double glazed French doors to rear garden. Double glazed skylight.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

10' x 8'6  
Double glazed window to rear. Radiator (untested).  
Mirror fronted wardrobe cupboards.

#### EN-SUITE

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle. Extractor fan (untested).

#### BEDROOM TWO

13'8 x 8'10  
Double glazed window to front. Radiator (untested).

#### BEDROOM THREE

11' x 9'4  
Double glazed window to front. Radiator (untested).  
Fitted wardrobe cupboards.



## BATHROOM

9'3 x 8'5

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiled surround. Radiator (untested). Airing cupboard.

## LARGE WESTERLY PLOT

approx 200' x 53' (stls)

Commencing with block paved patio with the remainder laid to lawn with flower, shrub and hedge borders. Fencing to boundaries.

## DOUBLE GARAGE & WORKSHOP

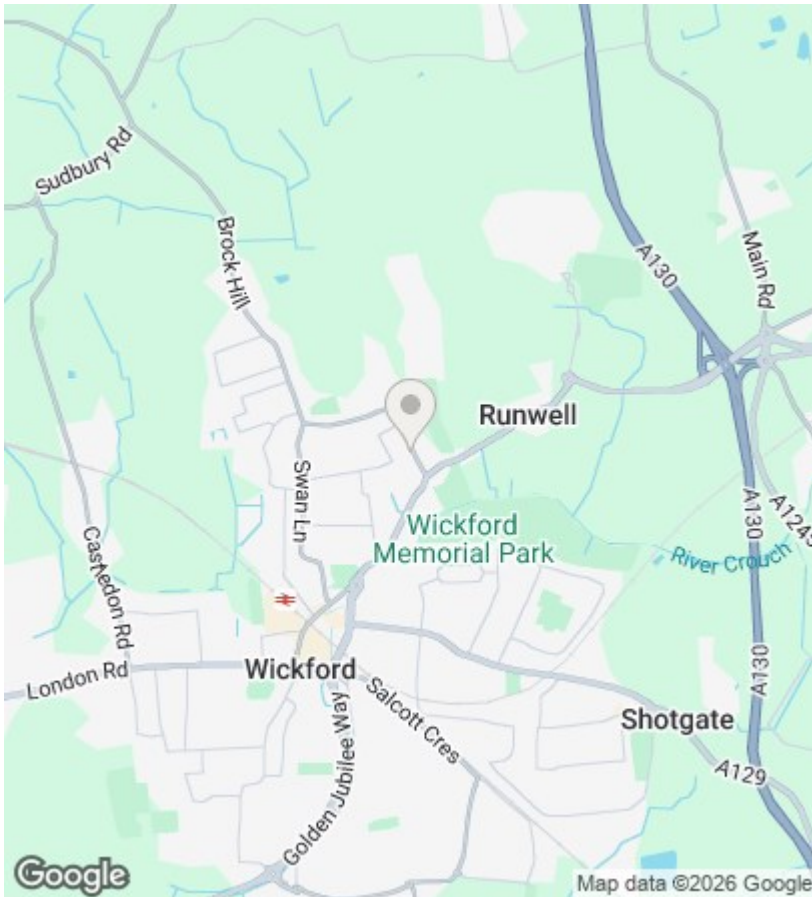
Electric up and over door to front. Workshop.

## EXTENSIVE GRANITE CHIPPED DRIVEWAY

The property benefits from granite chipped driveway to front extending 170' to side providing ample off street parking with gated access to side leading to double garage/workshop.







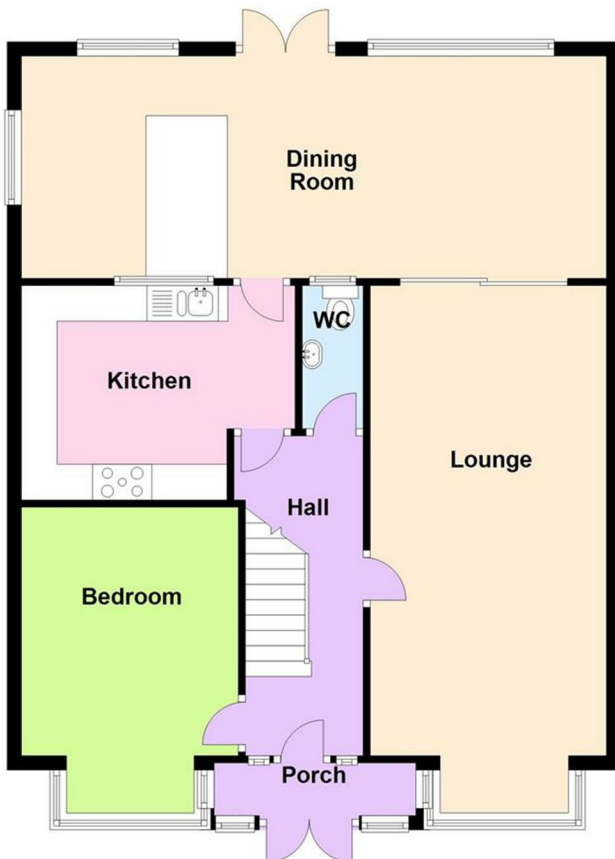
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

**Ground Floor**

Approx. 84.2 sq. metres (906.0 sq. feet)



**First Floor**

Approx. 45.3 sq. metres (487.4 sq. feet)

