



Charlotte Avenue, Wickford

£435,000

- Kitchen 11'6 x 10'2
- 3 First Floor Bedrooms
- Garden to Rear
- Independent Driveway
- Lounge/Diner 23'10 x 14'
- Bathroom
- Detached Garage

3 BEDROOM SEMI-DETACHED. DETACHED GARAGE & DRIVEWAY. 23'10 LOUNGE/DINER. 11'6 KITCHEN. Situated in the particularly sought after and established residential location on the London Road side of Wickford close to open countryside yet within easy access of town centre and mainline station is this 3 bedroom semi-detached property benefitting from accommodation including lounge/diner 23'10 x 14', kitchen 11'6 x 10'2, 3 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear, detached garage and independent driveway providing off street parking.



Council Tax Band: D



Double glazed sliding door to:

ENTRANCE PORCH

Double glazed door to:

ENTRANCE HALL

Double glazed windows to front and side. Radiator (untested). Under stairs cupboard. Laminate finish to floor extending to:

KITCHEN

11'6 x 10'2

Double glazed window to rear. Range of refitted base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to peninsula unit with breakfast bar, inset sink unit with cupboard beneath. Built in oven, hob and extractor fan above (all untested). Down lighters to ceiling. Cupboard housing space for washing machine. Integrated fridge freezer and dishwasher (appliances untested).

LOUNGE/DINER

23'10 x 14

Double glazed window to front. Double glazed Bi-folding doors to rear garden. Radiator (untested). Wood burner.

FIRST FLOOR LANDING

Double glazed window to side. Airing cupboard

housing updated boiler (untested). Access to loft.

BEDROOM ONE

13' x 10'

Double glazed window to front. Radiator (untested). Coved ceiling.

BEDROOM TWO

11'10 x 7'6

Double glazed window to rear. Radiator (untested). Coved ceiling.

BEDROOM THREE

9'10 x 7'8

Double glazed window to front. Radiator (untested). Coved ceiling.

BATHROOM

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/rail (untested). Coved ceiling.

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Shed.

DETACHED GARAGE

Double glazed window and double glazed door to rear garden. Electric charging point (untested).

INDEPENDENT DRIVEWAY

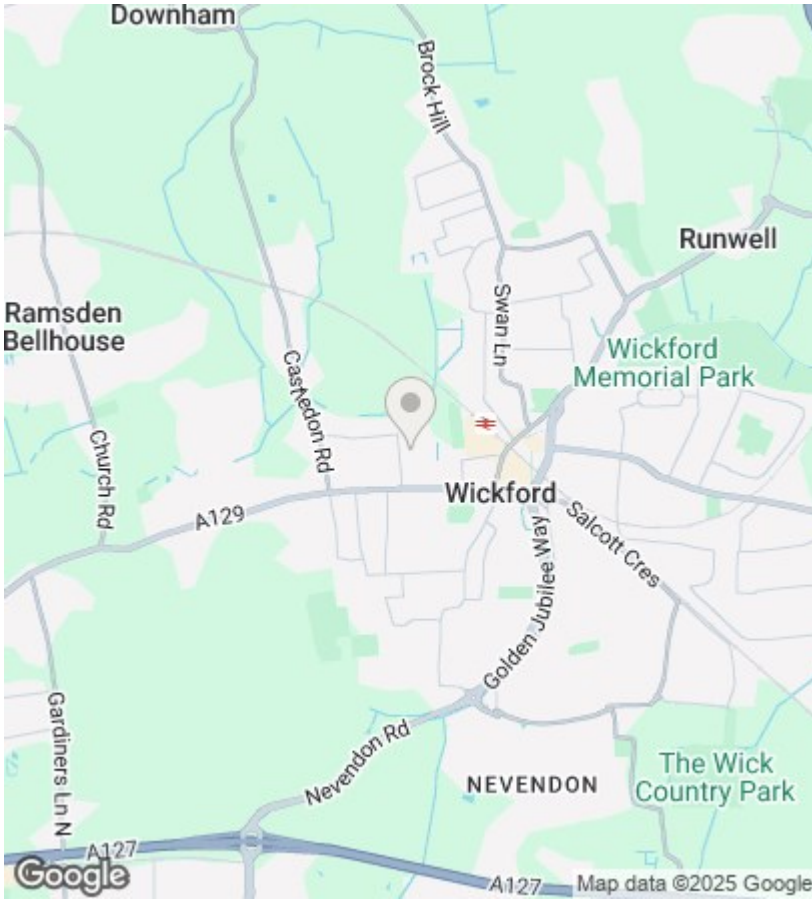
The property benefits



from driveway providing off street parking.







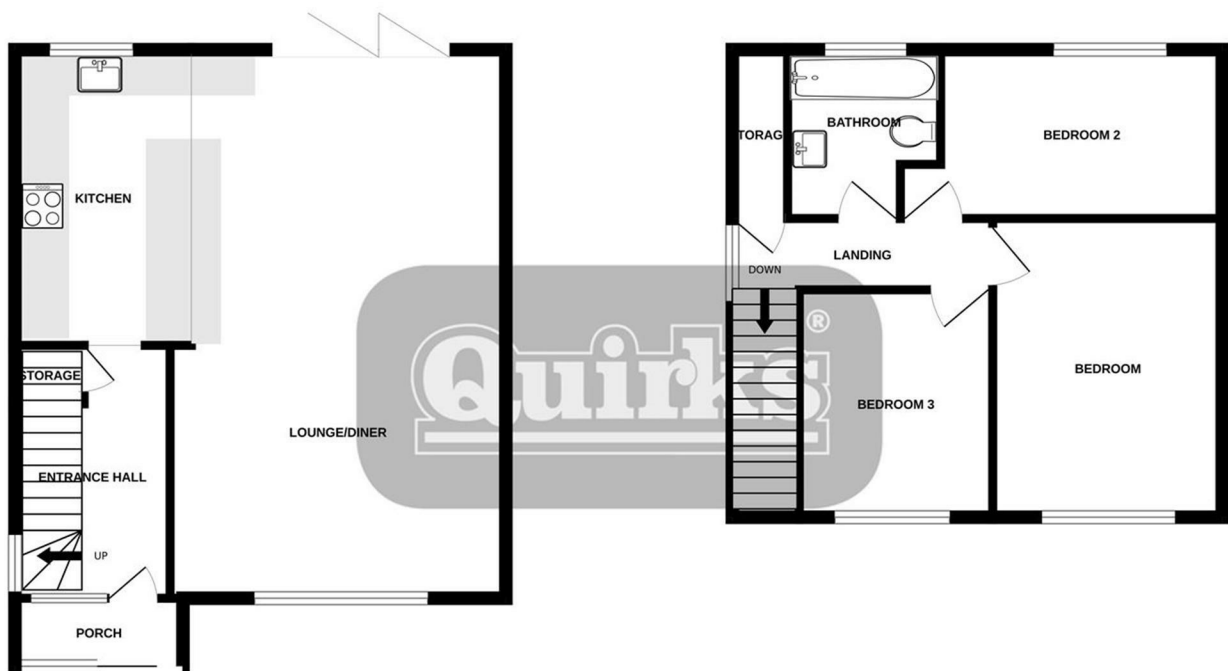
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services