



Egbert Gardens, Wickford

£465,000

- Lounge 18'2 x 14'3
- Utility Room 5'2 x 4'
- Garden Room 20' x 10'2
- 70' Garden to Rear
- Kitchen 10'8 x 10'2
- Dining/Sitting Room 21' x 13'6
- 4 First Floor Bedrooms
- Gated Driveway to Front

4 BEDROOM TERRACED. 70FT GARDEN TO REAR. GATED DRIVEWAY TO FRONT. LOUNGE, KITCHEN, DINING/SITTING ROOM & GARDEN ROOM. Situated in the popular and established area of Swan Lane close to town centre and mainline station is this 4 bedroom terraced property benefitting from accommodation including lounge 18'2 x 14'3, kitchen 10'8 x 10'2, utility room 5'2 x 4', dining/sitting room 21' x 13'6, garden room 20' x 10'2, 4 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 70ft garden to rear and gated driveway to front providing off street parking.



Council Tax Band: D



Double glazed opaque door to:

SPACIOUS ENTRANCE HALL

Double glazed opaque window to front. Radiator (untested).

KITCHEN

10'8 x 10'2

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with Quartz work tops extending to incorporate inset sink unit. Recess for fridge, freezer and cooker. Tiled surround. Chrome radiator/rail (untested). Downlighters to ceiling. Karndean finish to floor extending to:

INNER HALL

UTILITY ROOM

5'2 x 4'

Additional wall units with Quartz work tops. Space for washing machine and dishwasher.

CLOAKROOM

Double glazed opaque window to rear. Suite comprising of low level WC and wash hand basin. Tiled surround. Radiator/rail (untested).

GARDEN ROOM

20' x 10'2

Double glazed windows to

sides and rear. Double glazed door to rear garden. Convector radiator (untested).

DINING/SITTING ROOM

21' x 13'6

Double glazed window to side. Double glazed French doors and double glazed panelling to rear garden. Radiator (untested). Coved ceiling. Under stairs storage cupboard.

LOUNGE

18'2 x 14'3

Double glazed windows to front and rear. Two radiators (untested). Built in storage cupboards. Fireplace with multi fuel burner. Fitted shelving.

FIRST FLOOR LANDING

Double glazed window to rear. Cupboard housing boiler (untested). Additional storage cupboard. Access to loft with ladder.

BEDROOM ONE

11'8 x 11'

Two double glazed windows to front. Radiator (untested). Mirror fronted wardrobe cupboards.

BEDROOM TWO

10'4 x 10

Two double glazed windows to front.



Radiator (untested). Fitted mirror fronted wardrobe cupboards.

BEDROOM THREE

14'2 x 7'8

Two double glazed windows to rear. Radiator (untested).

BEDROOM FOUR

10'4 x 7'

Double glazed window to front. Radiator (untested). Over stairs storage cupboard.

BATHROOM

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

REAR GARDEN

approaching 70ft

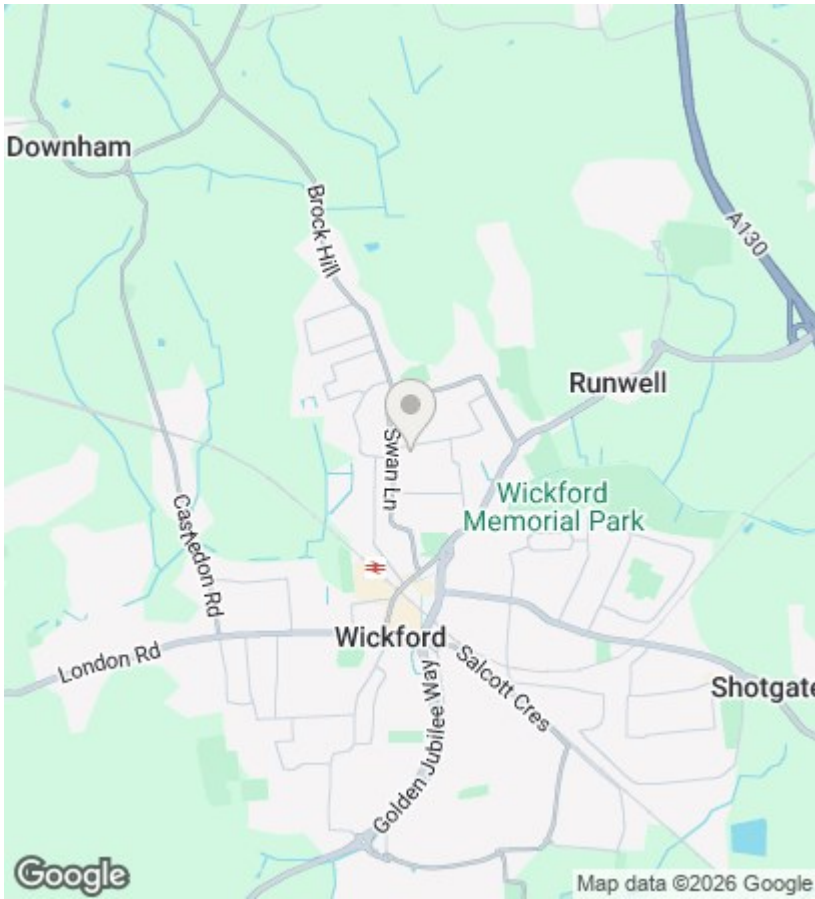
Commencing with block paved patio with covered seating area to immediate rear with remainder laid to lawn with shrub borders. Outside taps to front and rear (untested). Shed 14' x 14' with power and light connected (untested).

EXTENSIVE BLOCK PAVED DRIVEWAY


The property benefits from extensive driveway to front providing ample off street parking with gated entrance.







EPC Rating:

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

Ground Floor

Approx. 92.1 sq. metres (991.7 sq. feet)



First Floor

Approx. 53.9 sq. metres (579.8 sq. feet)

