



## Beauchamps Drive, Wickford

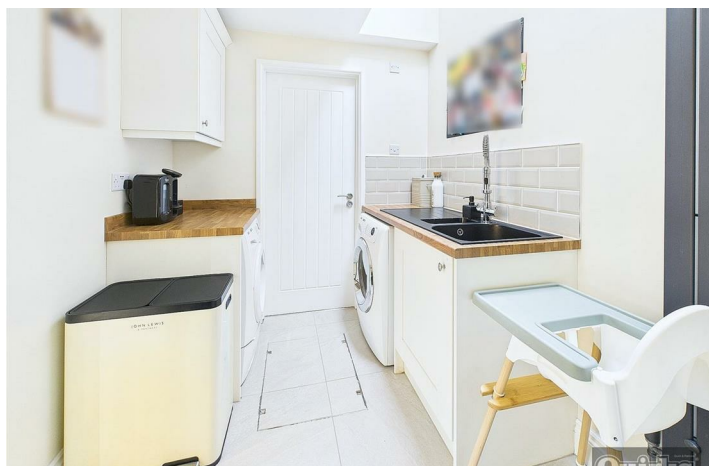
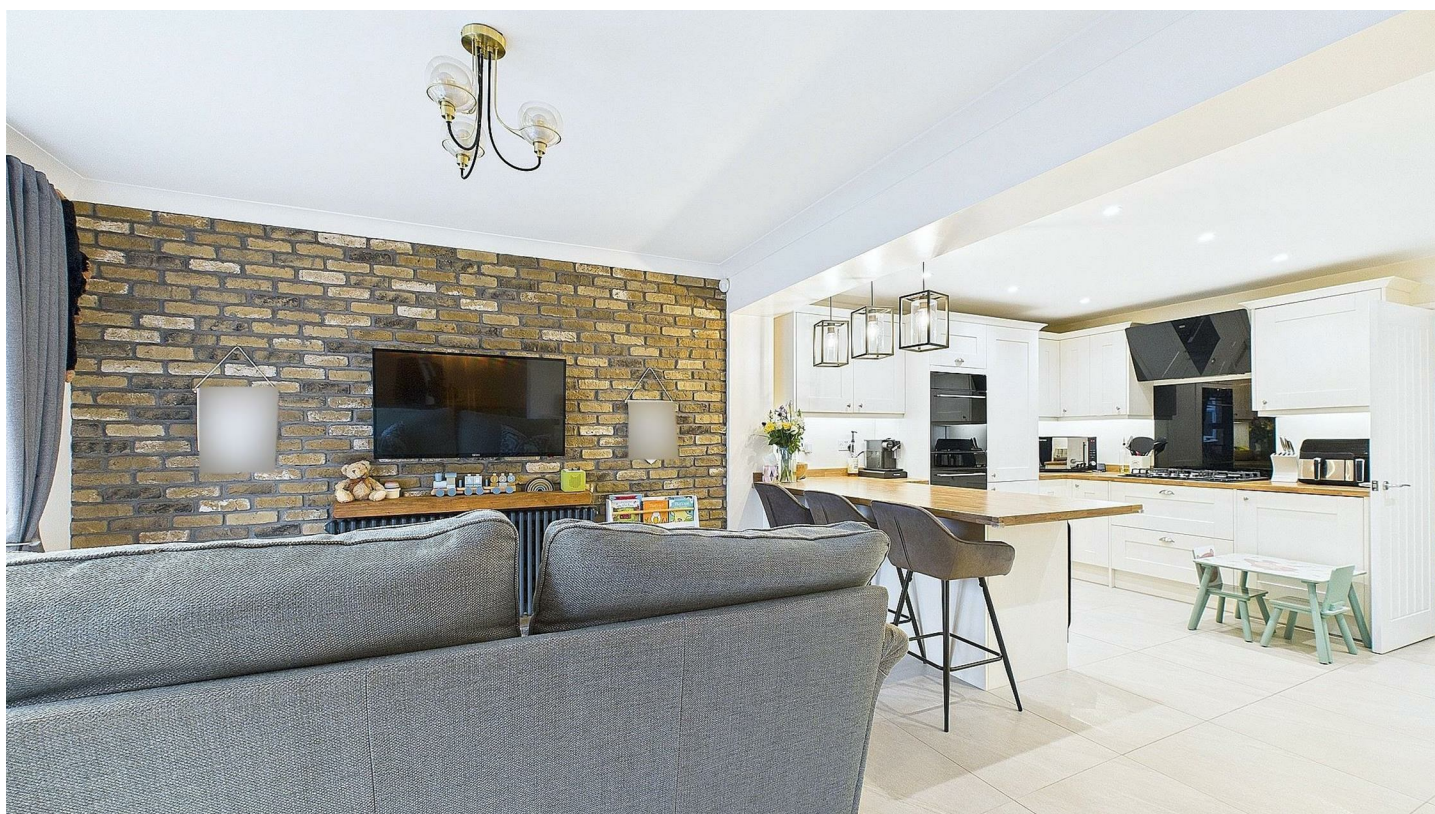
£475,000

- EXTENDED THREE BEDROOM SEMI
- EXTENDED TO SIDE AND REAR
- STUDY
- BATHROOM OR SHOWER ROOM TO EACH FLOOR
- EPC - D
- EXCELLENT CONDITION
- GARAGE
- UTILITY ROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND - BASILDON D

A CLEVERLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE located in a popular area and within CATCHMENT FOR BEAUCHAMPS SCHOOL. This home has been completely renovated by the current owners to an exceptional standard and some of the features are Bath or SHOWER ROOM on both floors, a large FAMILY ROOM, as well as a separate LOUNGE, DINING AREA and STUDY, to the FIRST FLOOR the master bedroom has a WALK IN WARDROBE. This home truly needs to be viewed to understand the size and quality of the accommodation on offer.



Council Tax Band: D



#### ENTRANCE HALL

Wood effect laminate floor covering.

#### LOUNGE

Double glazed window to front, radiator, fitted shelving with lighting, wood effect floor covering, base of stairs to first floor, fitted storage cupboard x2, door to kitchen/family room

#### KITCHEN/FAMILY ROOM

Open plan living, kitchen area has an extensive range of units to both ground and eye level, solid wood worksurfaces, built in double oven, hob and hood, built in fridge/freezer and additional freezer, built in dishwasher, under unit lighting, ceramic tiled floorcovering and splash backs, open aspect to dining area, double glazed French doors to garden

#### UTILITY ROOM

11'4 x 6'7

Double glazed skylight, door to shower room, continuation of the same kitchen units and worktops, tiles etc, sink unit with mixer taps, space and plumbing for washing machine and tumble dryer

#### SHOWEROOM

Three piece suite comprising shower cubicle with electric shower, low flush WC and wash hand basin inset to vanity unit, ceramic tiles to floor, heated towel rail

#### STUDY

7'9 x 7'6

Double glazed door to garden and window also, wood effect laminate floor covering, radiator

#### DINING AREA

10'6 x 7'6

Ceramic tiled floor, radiator

#### FIRST FLOOR LANDING

Access to accommodation, pull down loft hatch with ladder

#### BEDROOM ONE

13'5 x 10'11

Double glazed window to rear, radiator, smooth ceiling with inset downlights, and decorative hanging bedside lamps, door to walk in wardrobe

#### BEDROOM TWO

16'6 x 8'11

Double glazed window to front, radiator, smooth ceiling with inset downlights

#### BEDROOM THREE

11 x 9

Double glazed window to front, radiator, smooth ceiling with inset downlights

#### FAMILY BATHROOM

Fully tiled, FOUR piece bathroom comprising bath, separate shower cubicle, low flush WC, and double basin inset to vanity unit, heated towel rail

#### GARAGE

15'6 x 6'11

Power and light, accessed by up and over door

#### FRONT GARDEN

Block paved affording off road parking, access to garage via up and over door

#### REAR GARDEN

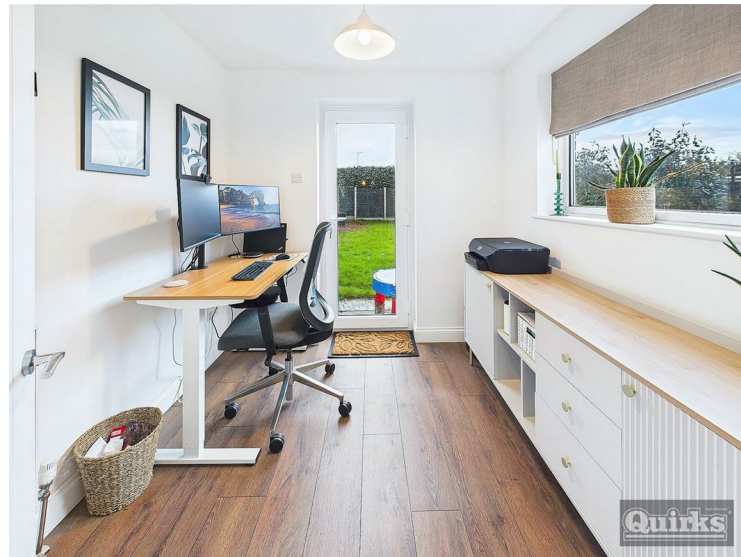
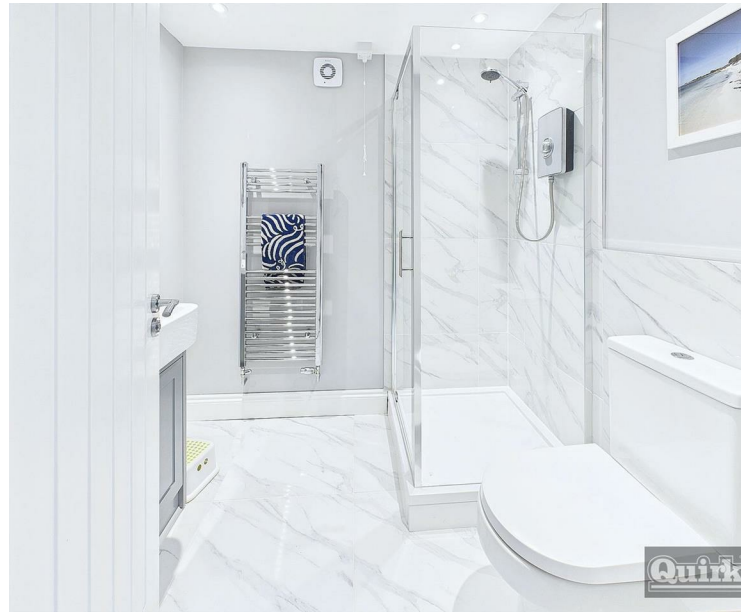
Patio to fore, remainder laid to lawn, fenced to all boundaries

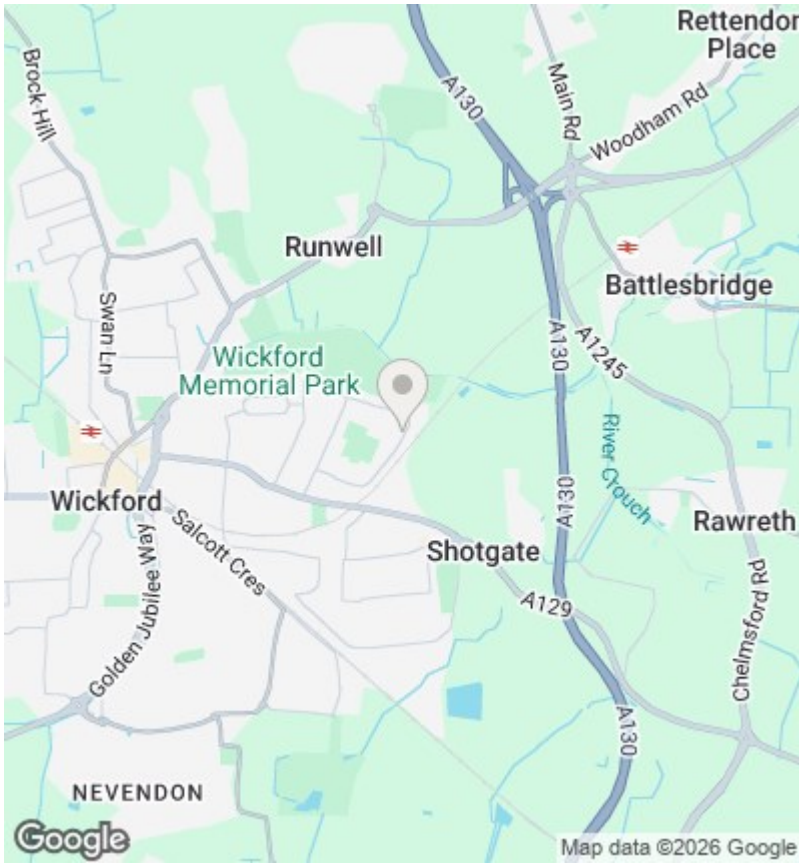
#### AGENTS NOTE

This property is only suitable for immediately proceedable buyers as the sellers have identified a property they really wish to buy

#### 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.

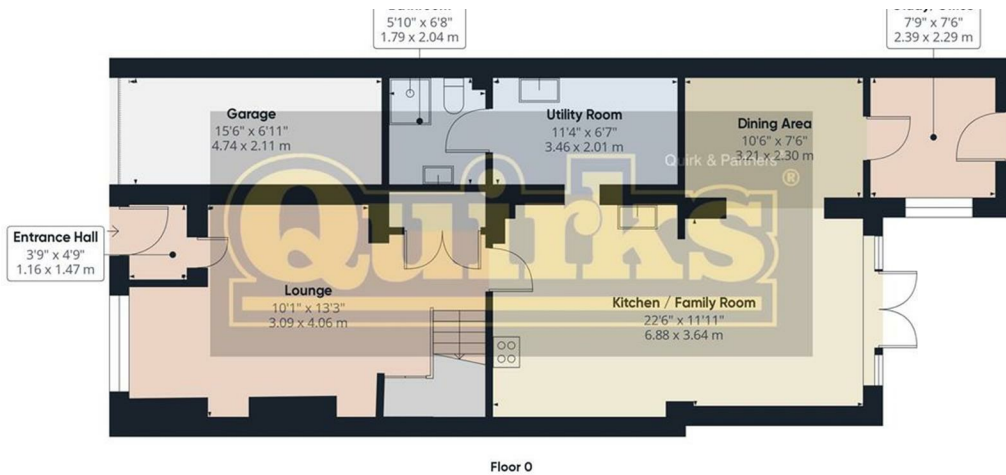




EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor 0



Approximate total area<sup>1)</sup>  
1429.75 ft<sup>2</sup>  
132.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360