



Lennox Drive, Wickford

£425,000

- 3 BEDROOMS
- DETACHED GARAGE WITH OWN DRIVEWAY
- DINING ROOM 8'8 x 8'6
- CLOAKROOM, EN-SUITE AND SHOWER ROOM
- AIR CONDITIONING
- SOUTHERLY CORNER PLOT
- LOUNGE 15' x 10'10
- KITCHEN 8'10 X 8'8
- NO ONWARD CHAIN
- CLOSE TO SHOPS, SHOOL AND PARK

3 BEDROOM DETACHED WITH GARAGE & DRIVEWAY. 15' LOUNGE. 8'8 DINING ROOM. 8'10 KITCHEN. SOUTHERLY GARDEN TO REAR, GARAGE, NO ONWARD CHAIN. Situated in a pleasant cul-de-sac location on the popular Wick Meadows Development within easy access of local shops, park, medical centre and school is this 3 bedroom detached property benefitting from accommodation including Lounge 15' x 10'10, Dining room 8'8 x 8'6, Kitchen 8'10 x 8'8, 3 first floor bedrooms, en-suite to Master, additional shower room and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), alarm system also connecting to the garage (untested), air condition units (untested), southerly garden to rear, garage and driveway providing off street parking.



Council Tax Band: D



ENTRANCE HALL

Radiator (untested).
Amtico finish to floor.
Alarm system (untested).

GROUND FLOOR

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Radiator (untested). Amtico finish to floor.

LOUNGE

15' x 10'10"
Double glazed sliding patio doors to rear. Vertical radiator (untested). Fireplace with inset electric fire (untested).

DINING ROOM

8'8 x 8'6
Double glazed window to front. Radiator (untested). Coved ceiling. Open plan to:

KITCHEN

8'10 x 8'8
Double glazed windows to rear and 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. Built in oven, hob and extractor fan above (all untested). Space for appliances. Tiling to walls and floor.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

11'9 x 8'10
Double glazed window to front. Air conditioning unit (untested). Radiator (untested). Access to loft.

EN-SUITE SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle. Part tiling to walls. Amtico finish to floor.

BEDROOM 2

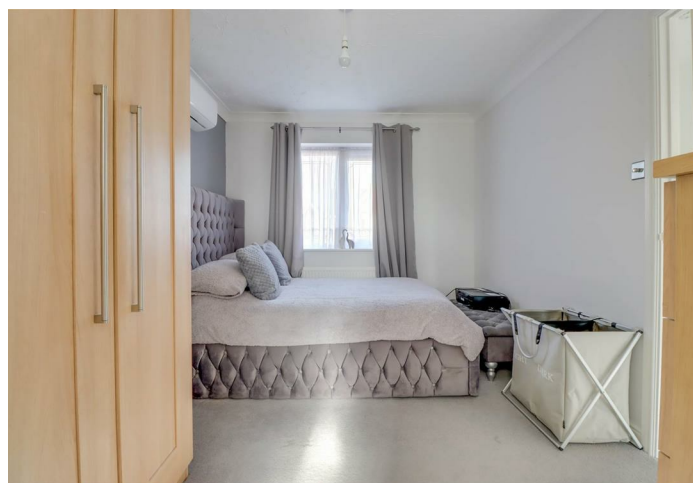
11'4 x 7'8
Double glazed window to front. Radiator (untested). Air conditioning unit (untested). Built in double wardrobe cupboard. Additional storage cupboard.

BEDROOM 3

9'4 x 7'8
Double glazed window to rear. Radiator (untested). Coved ceiling.

SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and walk in shower. Tiling to walls and floor. Underfloor heating (untested).



SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear of property and paved patio seating area at end of garden with remainder laid to lawn. Fencing to boundaries. Ornamental pond. Retaining brick wall. External tap and lights (untested). Access to side.

GARAGE WITH OWN DRIVEWAY

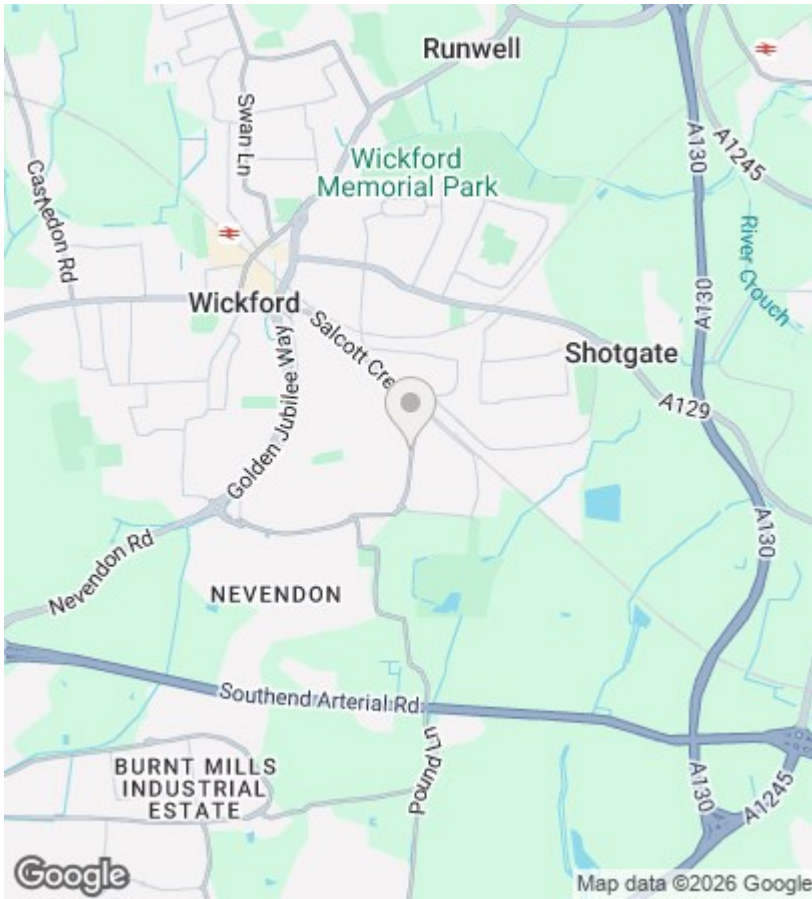
Up and over door to front. Power and light connected (untested). Door to side. Driveway to front providing off street parking.

CLOSE TO SHOPS, PARK AND SCHOOL

NO ONWARD CHAIN







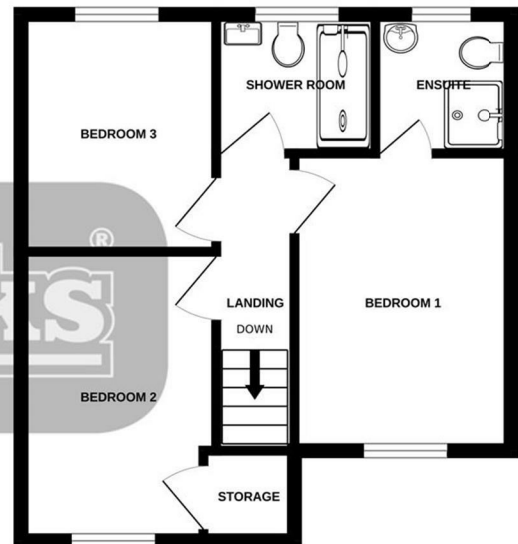
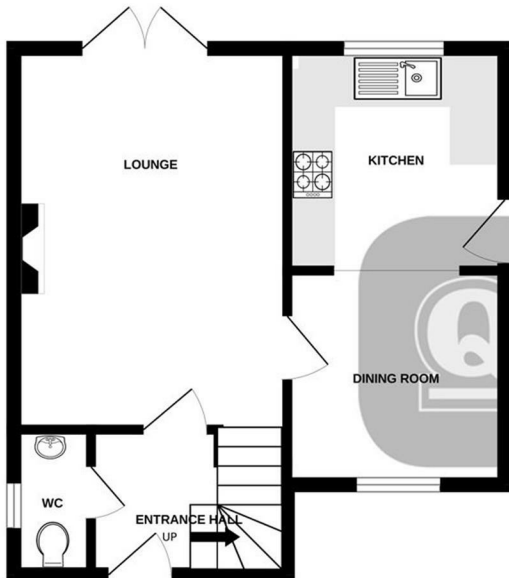
EPC Rating:

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>			
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 have been tested. Metropix ©2017
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