



## Riverside Walk, Wickford

£850,000

- Living Room 17'2 x 15'2
- Kitchen/Diner 25'10 x 11'3
- 5 First Floor Bedrooms
- Southerly Rear Garden
- Sitting Room 15'4 x 11'3
- Utility Room 9'6 x 5'9
- Cloakroom, En-suite & Bathroom
- Double Garage & Driveway

5 BEDROOM DETACHED. DOUBLE GARAGE & DRIVEWAY. SOUTHERLY GARDEN TO REAR. NO ONWARD CHAIN. Situated in one of Wickford's sought after residential locations with farmland views to front yet within easy walking distance of town centre and mainline station is this 5 bedroom detached property benefitting from accommodation including living room 17'2 x 15'2, sitting room 15'4 x 11'3, kitchen/diner 25'10 x 11'3, utility room 9'6 x 5'9, 5 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, southerly garden to rear, double garage and driveway to front providing ample off street parking. The property is offered with no onward chain.



Council Tax Band: G



### CANOPY PORCH

Door to:

### SPACIOUS ENTRANCE HALL

Double glazed window to front. Radiator. Under stairs cupboard.

### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Extractor fan. Radiator. Coved ceiling.

### LIVING ROOM

17'2 x 15'2  
Double glazed half bay window to front. Radiator. Large fireplace. Coved ceiling.

### KITCHEN/DINER

25'10 x 11'3  
Double glazed window and double glazed patio doors to rear garden. Additional door to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Radiator. Coved ceiling. Tiling to floor and surround.

### UTILITY ROOM

9'6 x 5'9  
Double glazed window to side. Additional base and wall mounted units. Space for washing machine and tumble dryer. Internal door to garage.

### SITTING ROOM

15'4 x 11'3  
Double glazed half bay window to rear. Radiator. Coved ceiling.

### FIRST FLOOR LANDING

Double glazed window to front with farmland views. Radiator. Large airing cupboard. Coved ceiling.

### BEDROOM ONE

17'6 x 13'2  
Double glazed window to front. Two radiators. Built in double wardrobe cupboards.

### EN-SUITE

8' x 6'3  
Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin, bidet and shower cubicle.

### BEDROOM TWO

15'5 x 14'5  
Double glazed window to rear. Radiator. Fitted furniture. Coved ceiling.

### BEDROOM THREE

15'2 x 10'4  
Double glazed window to front. Radiator. Eaves cupboards.

### BEDROOM FOUR

11'6 x 9'5  
Double glazed window to rear. Radiator. Coved ceiling.



### BEDROOM FIVE

14'5 x 6'2

Double glazed window to rear. Radiator. Coved ceiling.

### BATHROOM

11'3 x 6'2

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiled surround. Coved ceiling. Radiator.

### SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Access to sides. External tap. Shed.

### DOUBLE GARAGE

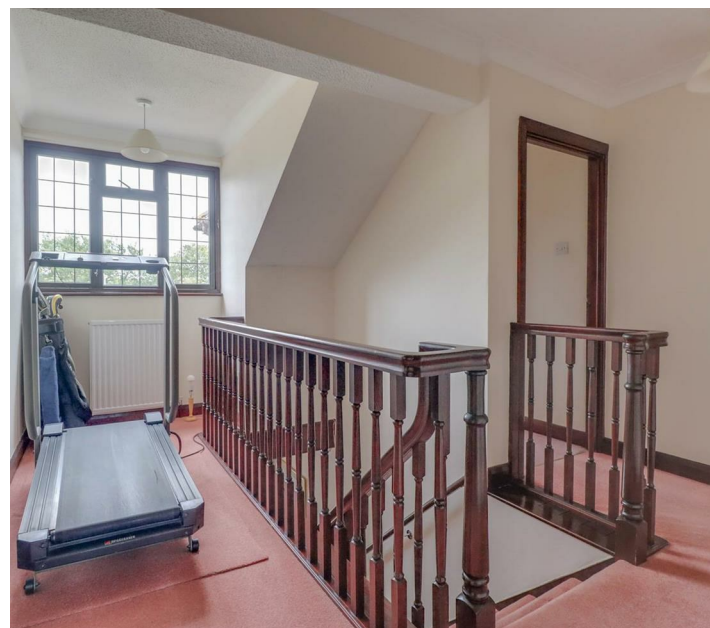
Up and over door to front.

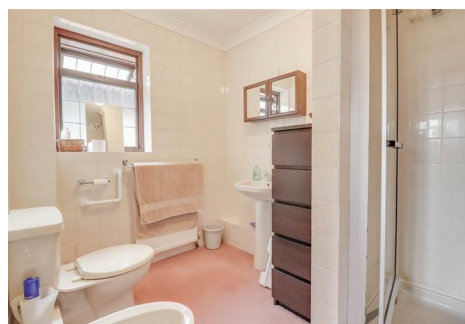
### DRIVEWAY TO FRNT

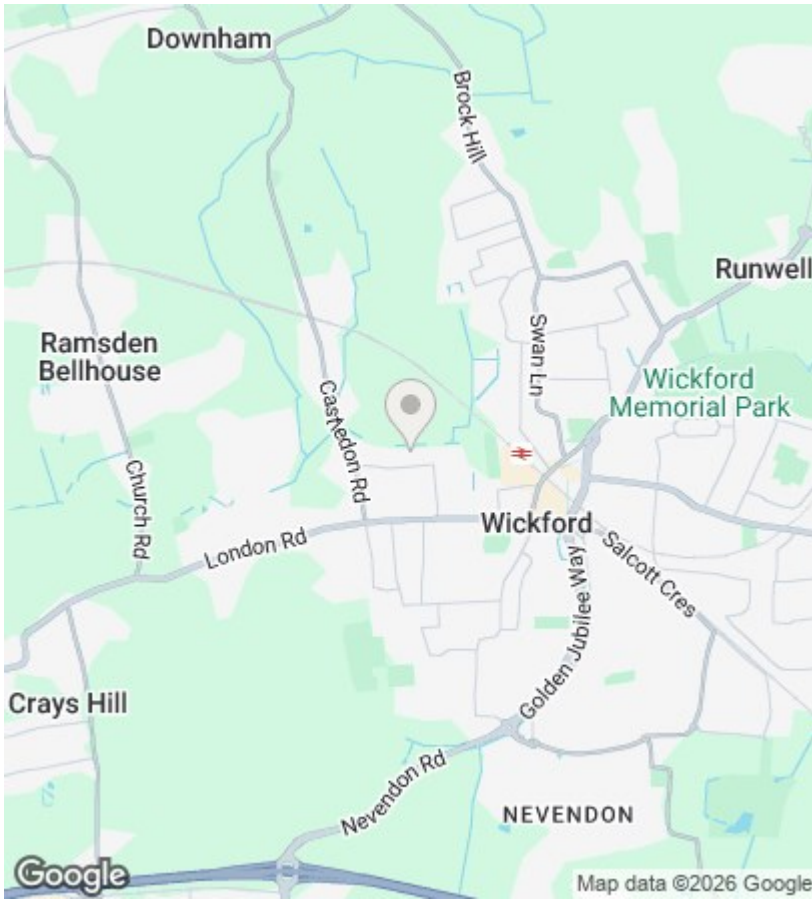
The property benefits from driveway to front providing ample off street parking.

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(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



First Floor

