



## Cross Avenue, Wickford

£450,000

- FOUR BEDROOMS SEMI DETACHED
- NO ONWARD CHAIN
- STUDY
- POPULAR LOCATION
- EPC - D
- GARAGE
- OFF ROAD PARKING
- CLOSE TO BROMFORDS SCHOOL
- GROUND FLOOR SHOWEROOM
- COUNCIL TAX - BASILDON D

A FOUR bedroom semi detached HOUSE located in a popular turning offering great access to local amenities including BROMFORDS SCHOOL. Further benefits include NO ONWARD CHAIN, good sized BEDROOMS, GARAGE and a GROUND FLOOR CLOAKROOM with SHOWER. We would urge interested applicants to view without delay

4 2 3 D

Council Tax Band: D



### ENTRANCE HALL

Doors to accommodation, radiator, stairs to first floor, access to under stair cupboard

### CLOAKROOM

Double glazed window to side, low flush wc and wash hand basin also shower cubicle

### LOUNGE

25 x 10'10

Double glazed sliding patio door to garden, two radiators

### DINING AREA

9'7 x 8'9

Double glazed window to rear, folding door to LOUNGE, smooth ceiling, radiator

### KITCHEN

11'7 x 10'2

Double glazed window x 2 to front, units to both ground and eye level with built in oven and hob with cooker hood over, stainless steel sink unit, ceramic tiled splash backs, space and plumbing for washing machine, recess for fridge/freezer

### STUDY

11'9 x 10'1

Double glazed door to garden, radiator, wood effect laminate floorcovering

### LANDING

Doors to accomodation

### BEDROOM ONE

15'1 x 10'10

Double glazed window to rear, fitted wardrobes

### BEDROOM TWO

15'1 x 10'1

Double glazed window to rear, fitted wardrobe, radiator

### BEDROOM THREE

10 x 9'5

Double glazed window to front, fitted wardrobes and drawers with dressing area

### BEDROOM FOUR

10 x 9'6

Double glazed window to front, fitted wardrobes and drawers, radiator

### BATHROOM

Double glazed window, three piece suite, panelled bath, pedestal wash hand basin and low flush w/c

### REAR GARDEN

Patio to fore, fenced to all boundaries, side pedestrian access, remainder laid mostly to lawn with flower and shrub borders

### FRONT GARDEN

Block paved driveway affording off road parking

### GARAGE

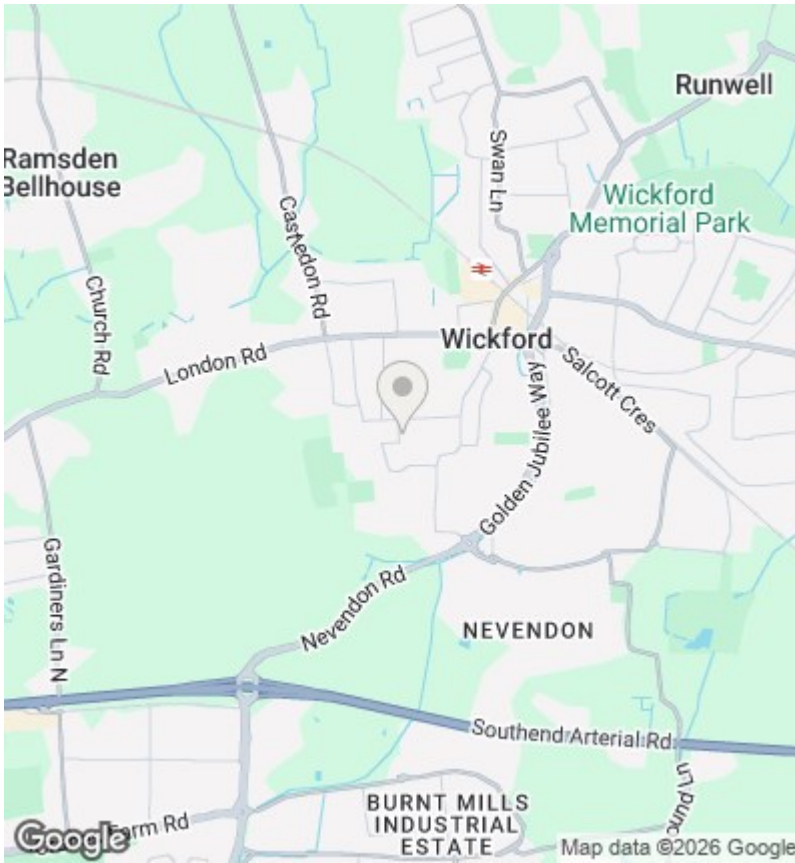
17'3 x 8

Accessed via up and over door, power and light, boiler

### 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 there own enquiries about the functionality.



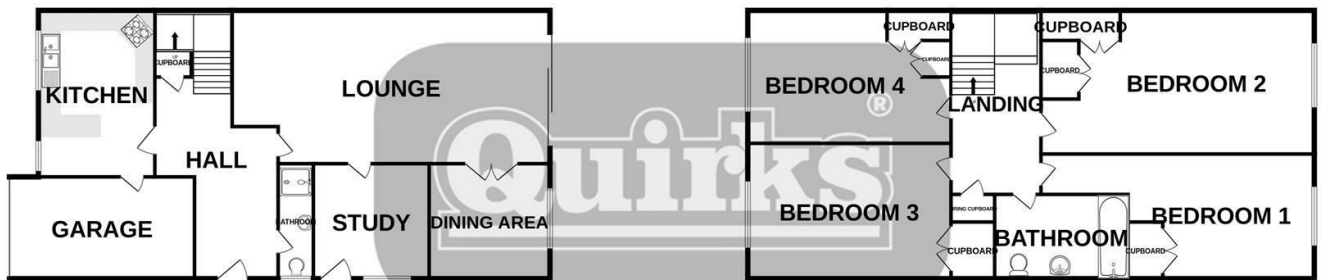


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**GROUND FLOOR**  
3539 sq.ft. (328.8 sq.m.) approx.



TOTAL FLOOR AREA : 3539 sq.ft. (328.8 sq.m.) approx.

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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