



Church End Lane, Runwell, Wickford

£675,000

- Lounge 23'6 x 10'10
- Kitchen/Breakfast Room 17'6 x 11'4
- 4 First Floor Bedrooms
- Southerly Rear Garden
- No Onward Chain
- Dining/Sitting Room 20'10 x 10'10
- Utility Room 6'10 x 5'
- En-suite Bathroom & Shower Room
- Integral Garage & Driveway

4 BEDROOM DETACHED. SOUTHERLY GARDEN TO REAR. INTEGRAL GARAGE. EXTENSIVE DRIVEWAY TO FRONT. EN-SUITE BATHROOM & SHOWER ROOM. Situated in a particularly sought after non-estate location in Runwell set within easy access of town centre and mainline station is this 4 bedroom detached property benefitting from accommodation including lounge 23'6 x 10'10, dining/sitting room 20'10 x 10'10, kitchen/breakfast room 17'6 x 11'4, utility room 6'10 x 5', 4 first floor bedrooms, en-suite bathroom and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested), southerly garden to rear, integral garage and extensive driveway to front providing off street parking. No onward chain



Council Tax Band: F



Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).

GROUND FLOOR

CLOAKROOM

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

LOUNGE

23'6 x 10'10

Double glazed window to front. Two radiators (untested). Brick fireplace. Coved ceiling with downlighters. Glazed double doors to:

DINING/SITTING ROOM

20'10 x 10'10

Double glazed windows to both sides and two double glazed windows to rear. Double glazed French doors to rear garden. Two radiators (untested). Coved ceiling with downlighters.

KITCHEN/BREAKFAST ROOM

17'6 x 11'4

Double glazed window to rear. 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. Glazed display cupboards. Wine store. Recess for range style cooker. Radiator (untested).

UTILITY ROOM

6'10 x 5'

Double glazed window to side. Additional base and wall mounted units with sink unit. Upright storage cupboard, Space and provision for washing machine and tumble dryer.

FIRST FLOOR LANDING

Coved ceiling. Radiator (untested). Access to loft.

BEDROOM ONE

11'8 x 11'2

Double glazed window to front. Extensive range of fitted bedroom furniture incorporating drawers, cupboard space and vanity unit. Concealed access to:

EN-SUITE BATHROOM

8' x 5'

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and free standing bath unit. Extensive tiling to walls and floor. Radiator (untested). Downlighters to ceiling.

BEDROOM TWO

12'4 x 10'

Double glazed window to rear. Radiator (untested).



Coved ceiling with downlighters. Fitted wardrobe cupboards.

BEDROOM THREE

13'2 x 8'

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards and drawers. Coved ceiling with downlighters.

BEDROOM FOUR

13' x 8'

Double glazed window to rear. Radiator (untested). Coved ceiling with downlighters.

SHOWER ROOM

8' x 5'4

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and large shower cubicle. Extensive tiling to walls and floor. Radiator (untested). Vanity cupboard.

SOUTHERLY REAR GARDEN

Commencing with block paved patio to immediate rear with remainder laid to lawn with raised beds. Outside tap and lights (untested). Gate to side. BBQ area. Storage shed. Additional beds and path leading to covered seating area.

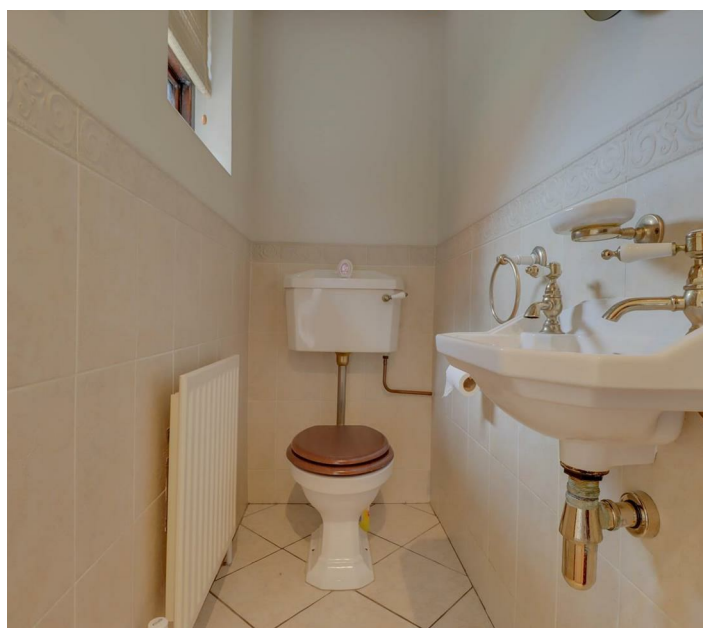
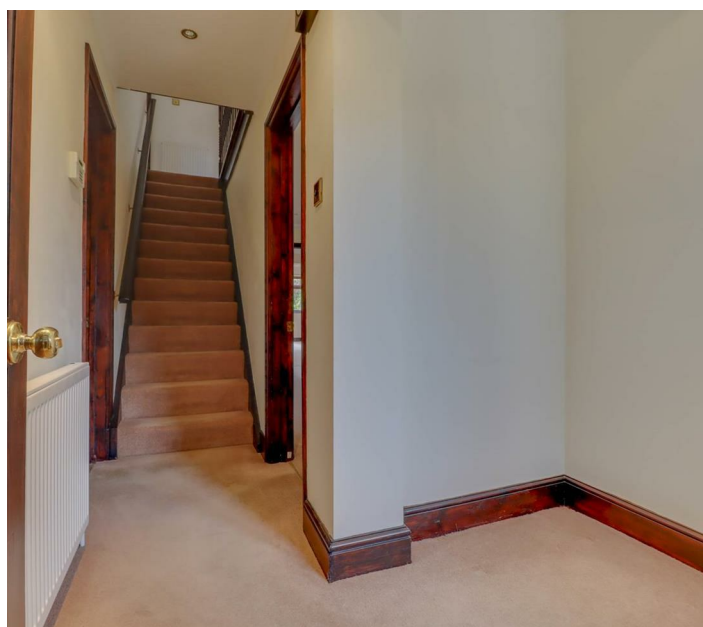
Cabin/garden room - 14'8 x 9'6

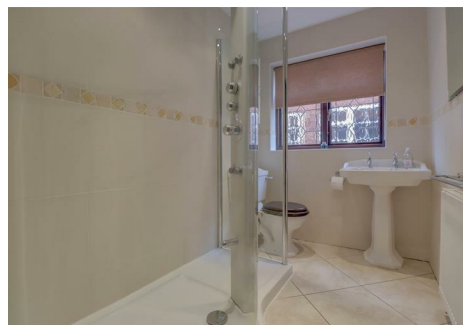
INTEGRAL GARAGE

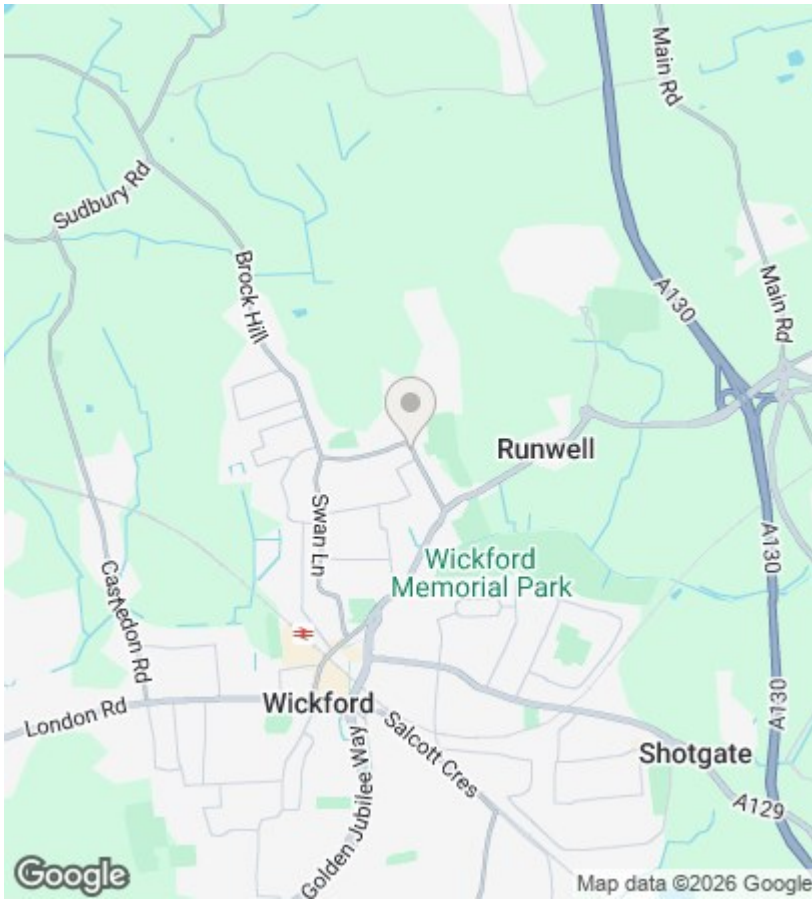
Electric up and over door to front. Power and light connected (untested).

EXTENSIVE DRIVEWAY TO FRONT

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



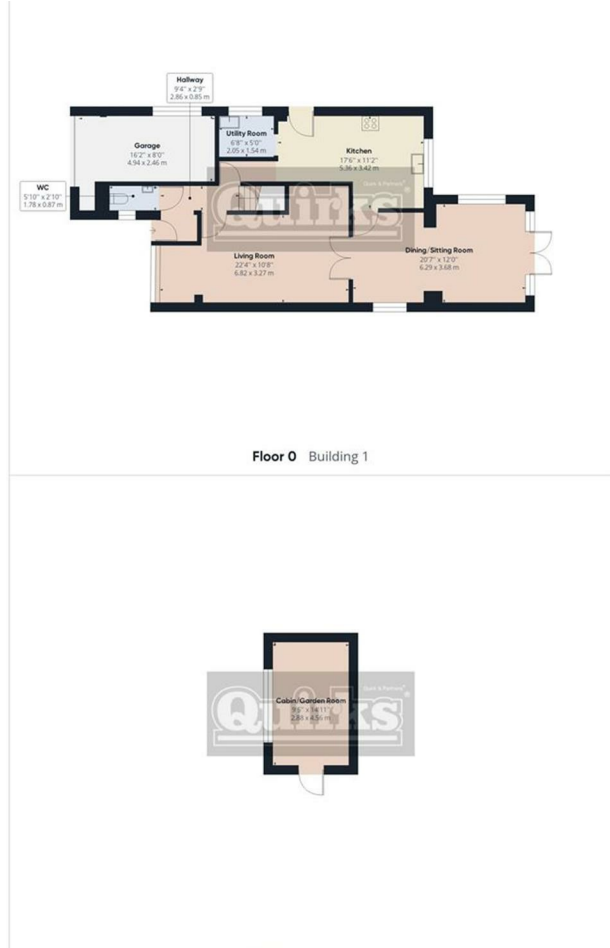




EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 1 Building 1

Approximate total area⁽¹⁾

1722.76 ft²
160.05 m²

Reduced headroom

10.16 ft²
0.94 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360