



Lindon Road, Wickford

£485,000

- Lounge 16'6 x 13'2
- Shower Room
- Large Garden to Rear
- Driveway to Front
- Chelmsford Council Tax Band E
- Kitchen/Diner 22'10 x 9'2
- 3 Bedrooms
- Garden/Games Room
- No Onward Chain

3 BEDROOM DETACHED BUNGALOW WITH LARGE REAR GARDEN APPROACHING 80FT. GARDEN/GAMES ROOM 19'6". DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated in a sought after and established location off Brock Hill is this 3 bedroom detached bungalow benefitting from accommodation including lounge 16'6" x 13'2", kitchen/diner 22'10" x 9'2", 3 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) large garden to rear approaching 80ft with garden/games room 19'6" x 11'10" with driveway to front providing ample off street parking. The property is offered with no onward chain. Chelmsford Council Tax Band E



Council Tax Band: E



RECESS PORCH

Double glazed opaque door to:

ENTRANCE HALL

Laminate finish to floor. Coved ceiling. Airing cupboard housing cylinder. Access to loft which we understand is majority boarded with ladder.

BEDROOM ONE

12' x 10'

Double glazed half bay window to front. Radiator (untested). Fitted wardrobe cupboards.

BEDROOM TWO

9'8 x 8'2

Double glazed half bay window to front. Radiator (untested). Coved ceiling.

BEDROOM THREE

9' x 8'

Double glazed window to side. Radiator (untested). Fitted wardrobe cupboards.

SHOWER ROOM

Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator (untested). Downlighters to ceiling.

LOUNGE

16'6 x 13'2

Two double glazed

windows and double glazed French doors to rear garden. Radiator (untested). Fireplace incorporating inset gas fire (untested). Coved ceiling. Laminate finish to floor.

KITCHEN/DINER

22'10 x 9'2

Double glazed windows to rear and both sides. Double glazed door to rear garden. 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. Recess for washing machine. Built in oven, hob and extractor fan above (all untested). Integrated dishwasher and fridge freezer (appliances untested). Tiling to floor and surround. Coved ceiling. Two radiators (untested).

REAR GARDEN

The property benefits from a large garden to rear commencing with paved patio to immediate rear with large lawn area with well established flower and shrub borders. Fencing to side and rear boundaries. Outside tap and lights (untested).



GARDEN/GAMES ROOM

19'6 x 11'10

Two double glazed windows to side. Double glazed door to side. Double glazed patio doors to rear garden. Laminate finish to floor. Wall lights (untested).

OUTSIDE WC

DOUBLE GATES TO SIDE

DRIVEWAY TO FRONT

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







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx. 1:25 scale (1:100 scale recommended)

