



Southend Road, Wickford

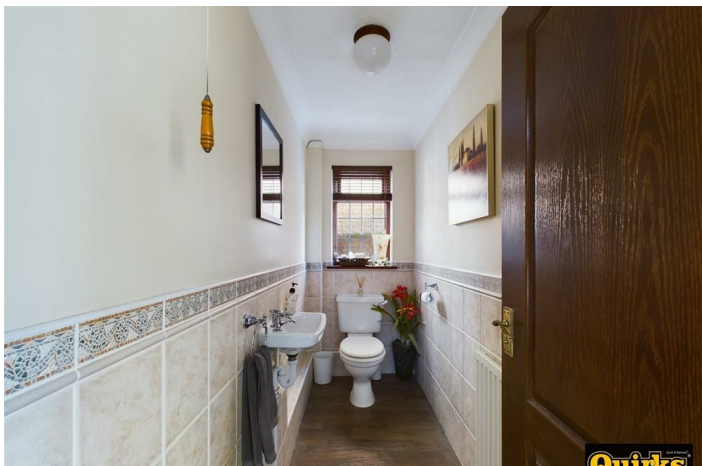
Offers In The Region Of £550,000

- FOUR BEDROOMS
- OFF ROAD PARKING FOR APPROX 4 VEHICLES
- CLOAKROOM
- GAS CENTRAL HEATING
- UTILITY ROOM
- TWO ENSUITES
- THREE RECEPTION ROOMS
- DETACHED HOUSE
- CLOSE TO SCHOOLS AND AMENITIES
- EPC - TBC

A well maintained DETACHED FOUR bedroom house located in WICKFORD close to schooling for all ages and also within striking distance of WICKFORDS MAINLINE RAILWAY station with services to SOUTHBEND ON SEA and LONDON. This home has been maintained to a great standard by the current owners in the 21 years they have lived there happily. There are THREE RECEPTION rooms and TWO ENSUITES as well as a UTILITY room on offer with this property and so much more, we would urge interested applicants to view without delay.



Council Tax Band: F



ENTRANCE HALL

Part glazed street door to hall, radiator, doors to accommodation and base of stairs to first floor, wood effect floorcovering

LOUNGE

18'2 x 12

Double glazed window to flank and double glazed sliding patio doors to garden, gas fire inset to marble surround with decorative mantel piece, radiator

DINING ROOM

11'9 x 11'3

Double glazed window to front, radiator

KITCHEN

12'3 x 8'7

Double glazed window to rear, extensive range of modern units to both ground and eye level incorporating complimentary working surfaces with inset sink and mixer taps, tiled splash backs with under unit lighting, range style cooker, with hood over, wine fridge, integrated fridge/freezer, dishwasher, wood effect floorcovering

UTILITY ROOM

8'11 x 4'10

Double glazed window and door to flank offering access to side passage to front and rear, units to ground and eye level that compliment the kitchen, sink with mixer tap, worksurfaces, plumbing and space for washing machine and tumble dryer, wood effect floorcovering

CLOAKROOM

Double glazed window to flank, part tiled walls, radiator, low flush w/c and wash hand basin, wood effect floorcovering

TV/GAMES ROOM

12'7 x 8'7

Radiator,

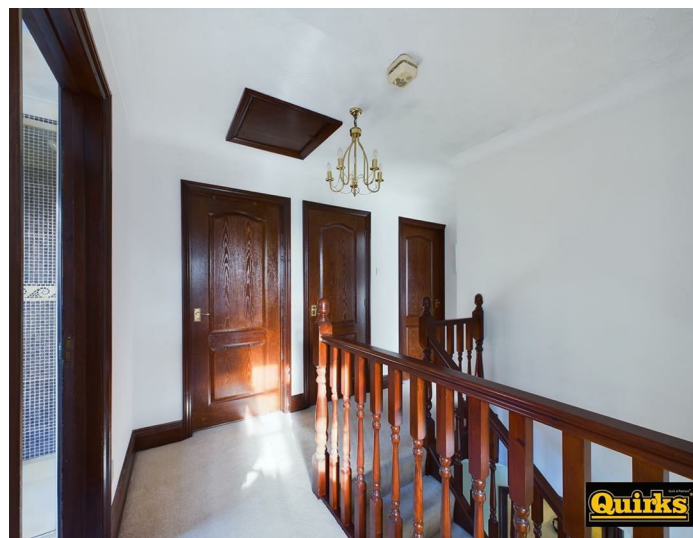
FIRST FLOOR LANDING

access loft and doors to rooms and airing cupboard

BEDROOM ONE

19'7 x 11'3

Double glazed window to front, radiator fitted bedroom furniture including three double wardrobes, overbed units, drawers and bedside cabinets, door to ENSUITE



ENSUITE

Double glazed window to front, three piece suite in WHITE comprising of low level w/c, pedestal wash hand basin and tiled shower cubicle, radiator, extractor, part tiled walls, wood effect floorcovering

BEDROOM TWO

12'8 x 11'

Double glazed window to rear, radiator, fitted bedroom furniture including over bed units, wardrobes and drawers door to ENSUITE

ENSUITE

Double glazed window to front, suite comprising low level w/c, pedestal wash hand basin, and tiled shower cubicle, radiator part tiled walls, extractor, wood effect floorcovering

BEDROOM THREE

12'11 x 11

Double glazed window to rear, radiator

BEDROOM FOUR

10'7 x 9

Double glazed window to front, radiator

FAMILY BATHROOM

Double glazed window, four piece suite comprising panelled bath, low level w/c, pedestal wash hand basin, tiled shower cubicle, part tiled walls, radiator, wood effect floorcovering

FRONT GARDEN

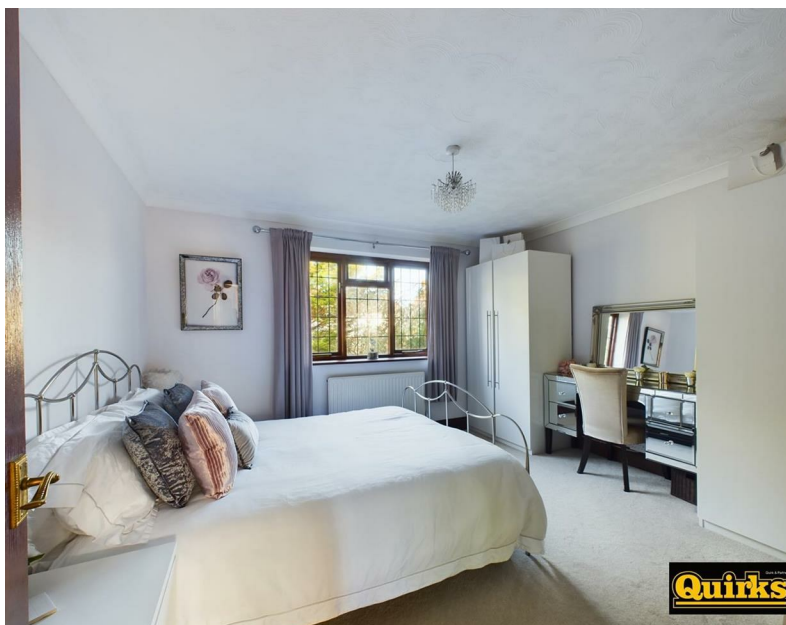
block paved with space for several vehicles, access to remainder of garage via up and over door, side pedestrian access to rear garden

REAR GARDEN

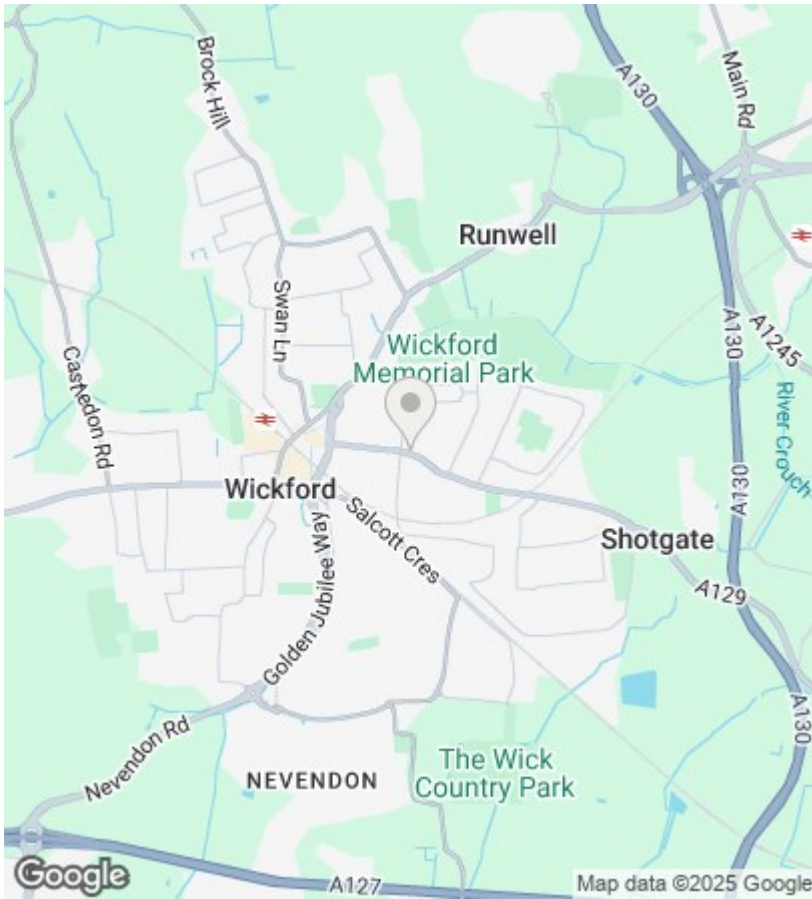
Patio, lawn area, side access to front via pedestrian gate, fenced securely to all boundaries

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.



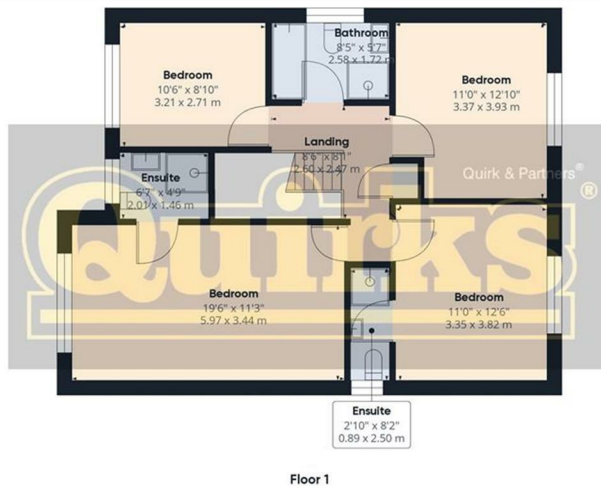
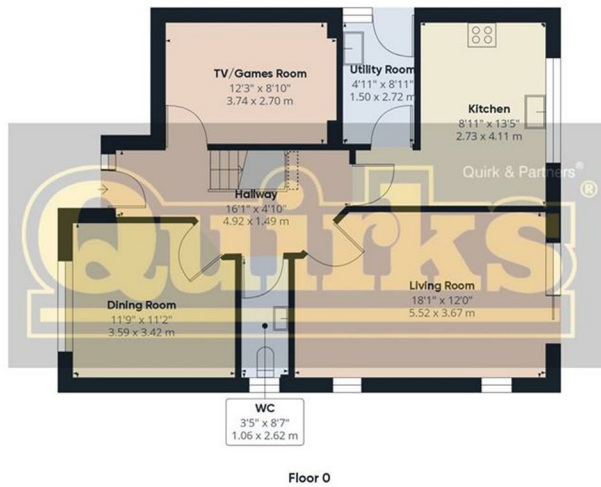




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area¹
1532.31 ft²
142.36 m²

Reduced headroom
2.11 ft²
0.2 m²

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