



## Swan Lane, Wickford

£750,000

- Lounge 14'2 x 12'2
- Dining Room 17'2 x 11'10
- Conservatory 16'8 x 13'
- Kitchen 16'10 x 9'2
- 4 First Floor Bedrooms
- Bathroom & Shower Room
- Westerly Rear Garden
- Driveway to Front

5 BEDROOM CHARACTER DETACHED WITH LARGE WESTERLY REAR GARDEN. CLOSE TO TOWN CENTRE & STATION. POTENTIAL ANNEX FACILITY. BUILT CIRCA 1907. Situated within walking distance of town centre and mainline station and close to all facilities is this spacious and much improved 5 bedroom detached character property providing accommodation including lounge 14'2 x 12'2, dining room 17'2 x 11'10, conservatory 16'8 x 13', refitted kitchen 16'10 x 9'2, bedroom 5/study 14'8 x 11'2, potential annex facility incorporating utility room 9'6 x 8'2, wet room shower, sitting room 18'2 x 8'1, , 4 first floor bedrooms, shower room and feature bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) westerly garden to rear and driveway to front providing ample off street parking. Basildon Council Tax Band F. EPC Rating C.



Council Tax Band: F



Double glazed opaque door and double glazed panelling to:

#### SPACIOUS ENTRANCE HALL

Radiator (untested). Karndean finish to floor.

#### BEDROOM FIVE/STUDY 14'8" x 11'2"

Double glazed bay window to front. Radiator (untested).

#### LOUNGE

14'2" x 12'2"

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

#### DINING ROOM

17'2" x 11'10"

Double glazed French doors to rear garden. Radiator (untested). Coved ceiling. Square archway to:

#### CONSERVATORY

16'8" x 13'0"

Double glazed Bi-folding doors to rear. Updated roof. Karndean finish to floor. Two upright radiators (untested).

#### REFITTED KITCHEN

16'10" x 9'2"

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. Space for dishwasher, fridge freezer, washing machine and cooker with extractor fan above (untested). Radiator (untested). Karndean finish to floor.

Rooms to make a potential annex:

#### SITTING ROOM

18'2" x 8'1"

Double glazed window to front. Radiator (untested).

#### WETROOM SHOWER

Double glazed opaque window to rear. Double glazed window to side. Suite comprising of low level WC, pedestal wash hand basin and shower. Tiling to floor and surround.

#### UTILITY ROOM

9'6" x 8'2"

Double glazed window to side. Additional base and wall units



with work top surface incorporating inset sink unit. Space and provision for washing machine and tumble dryer. Tiling to floor and surround.

#### FIRST FLOOR LANDING

Double glazed windows to front and rear. Radiator (untested).

#### BEDROOM ONE

14'2" x 12'2"

Two double glazed window to front. Double glazed window to side. Radiator (untested). Built in cupboard.

#### BEDROOM TWO

12'8" x 11'2"

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

#### BEDROOM THREE

17'7" x 8'2"

Double glazed window to rear. Radiator (untested).

#### BEDROOM FOUR

16'7" x 8'2"

Double glazed window to front. Radiator (untested).

#### FEATURE BATHROOM

17'1" x 12'0"

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin, footed bath and shower cubicle. Tiled surround. Downlighters to coved ceiling. Potential to separate and create an en-suite.

#### SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Fitted cupboards. Airing cupboard.

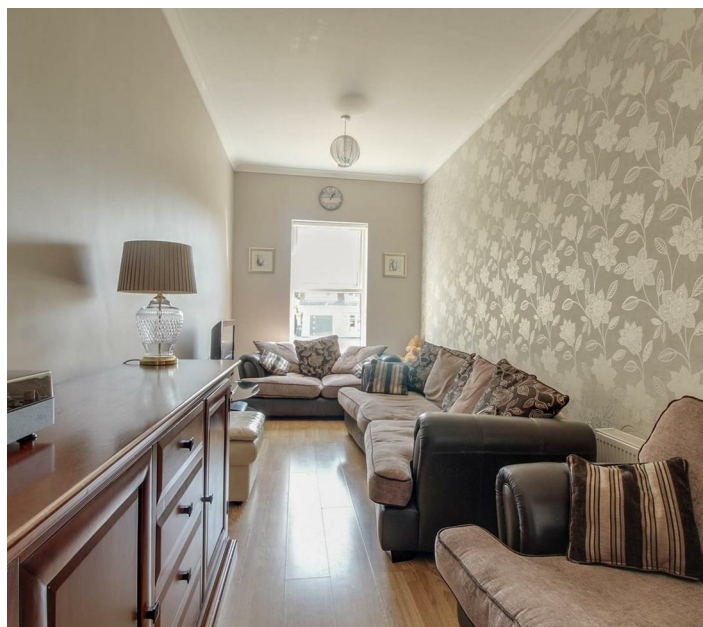
#### WESTERLY REAR GARDEN

Approaching 229'8"ft

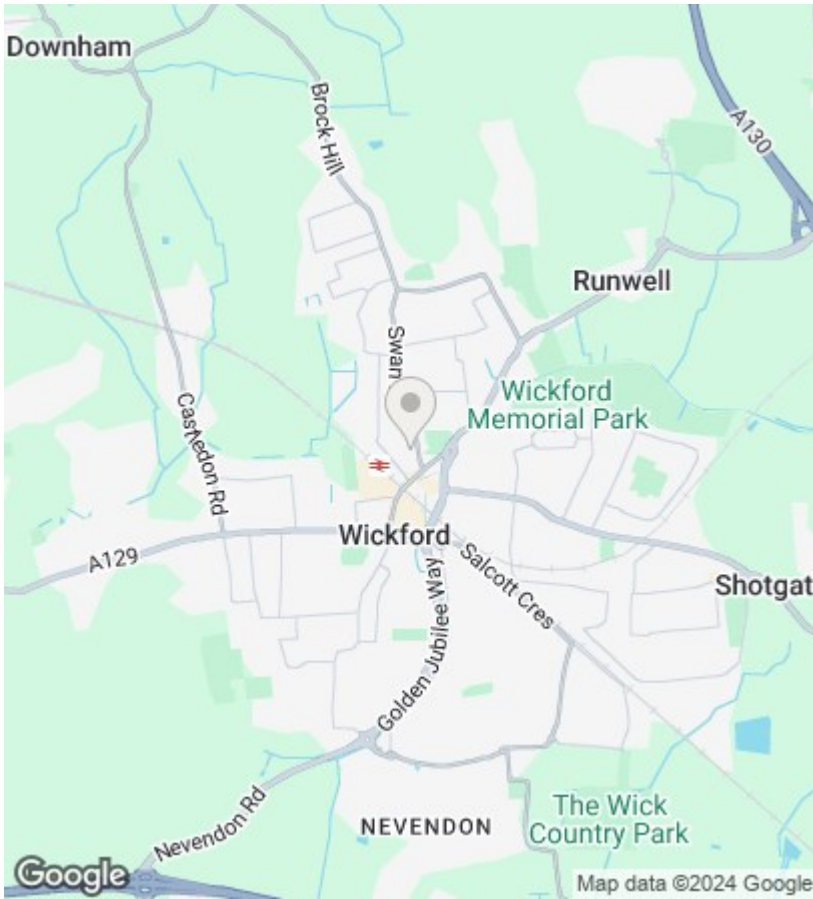
Decking to immediate rear with remainder laid to lawn. Access to side. Shed and greenhouse. Wide area to side.

#### EXTENSIVE DRIVEWAY TO FRONT

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






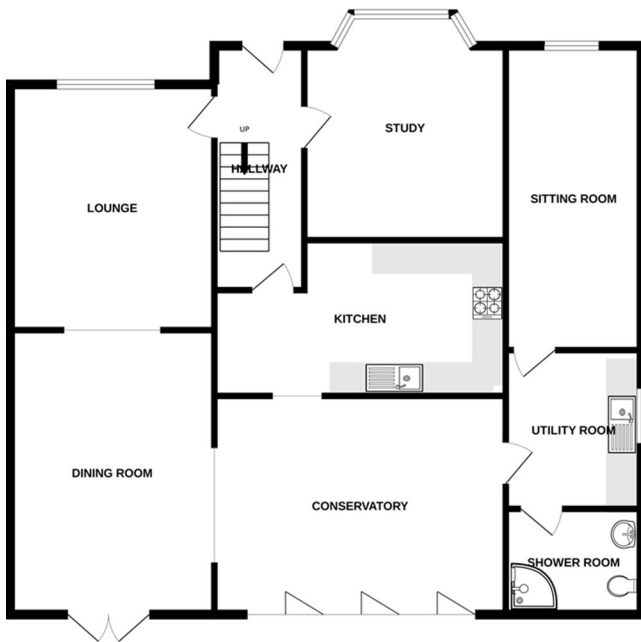


## EPC Rating:

C

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>	<b>69</b>	<b>80</b>
(55-68) <b>D</b>		
(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  
120.9 sq.m. approx.



1ST FLOOR  
98.0 sq.m. approx.



TOTAL FLOOR AREA : 218.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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