



Leasway, Wickford

Offers Over £385,000

- Spacious Entrance Hall 16' x 7'3
- Kitchen/Breakfast Room 18'10 x 10'6
- 3 First Floor Bedrooms
- Easy Maintenance Garden to Rear
- Lounge/Diner 18'10 x 13'
- Ground Floor Cloakroom
- Family Bathroom
- Driveway to Front

3 BEDROOM SEMI-DETACHED. EASY MAINTENANCE GARDEN. DRIVEWAY TO FRONT. 18'10 LOUNGE/DINER. 18'10 KITCHEN/BREAKFAST ROOM. Situated in a popular and established location off the London Road set within easy access of Town Centre and Station is this 3 bedroom semi-detached property benefitting from accommodation including lounge/diner 18'10 x 13', kitchen/breakfast room 18'10 x 10'6, ground floor cloakroom, 3 first floor bedrooms and family bathroom with 4 piece suite. The property's specification includes double glazed windows and gas fired radiator heating, easy maintenance garden to rear and driveway to front providing off street parking.

 3

 2

 2

 D

Council Tax Band: D



Double glazed door to:

SPACIOUS ENTRANCE HALL

16' x 7'3

Double glazed windows to front and side. Tiling to floor. Radiator.

GROUND FLOOR

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and pedestal wash hand basin.

LOUNGE/DINER

18'10 x 13'

Double glazed window to front. Double glazed French doors to rear garden. 2 upright radiators. Laminate finish to floor. Downlighters to ceiling.

KITCHEN/BREAKFAST ROOM

18'10 x 10'6

Double glazed window and double glazed Skylight to rear. Double glazed door to side. Semi-vaulted ceiling. 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 appliances. Tiled surround.

FIRST FLOOR LANDING

BEDROOM ONE

12'10 x 10'2

Double glazed window to front. Upright radiator. Fitted wardrobe cupboards.

BEDROOM TWO

9'4 x 8'4

Double glazed window to rear. Radiator. Coved ceiling. Laminate finish to floor.

BEDROOM THREE

10'2 x 7'1

Double glazed window to front. Radiator.

BATHROOM

Double glazed opaque window to rear. Four piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and walk in shower room. Tiling to walls and floor. Radiator/rail. Downlighters to ceiling.

REAR GARDEN

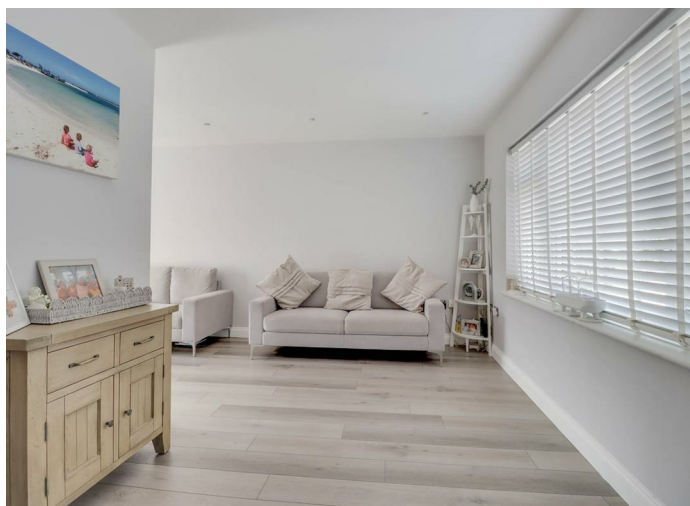
Commencing with porcelain patio to immediate rear with remainder laid to artificial lawn area. Access to side.

DRIVEWAY TO FRONT

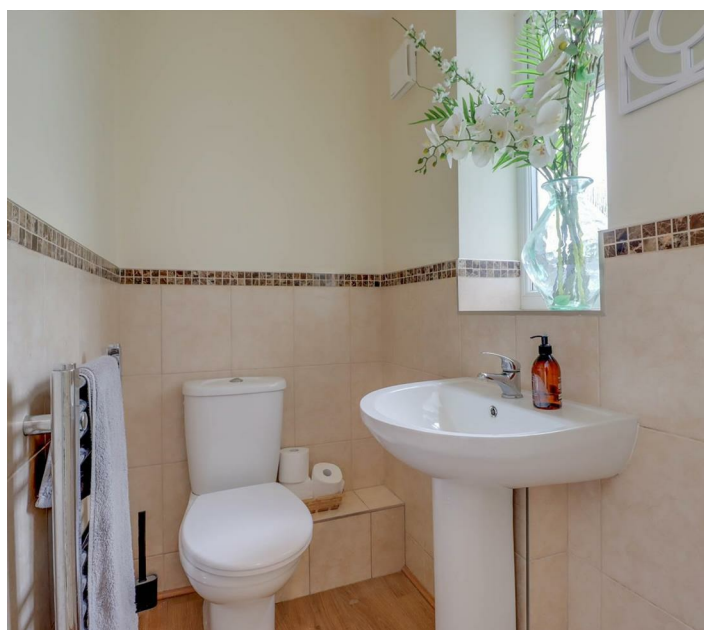
The property benefits from driveway to front providing off street parking.

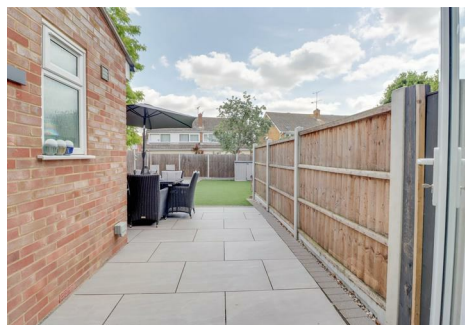
DISCLAIMER

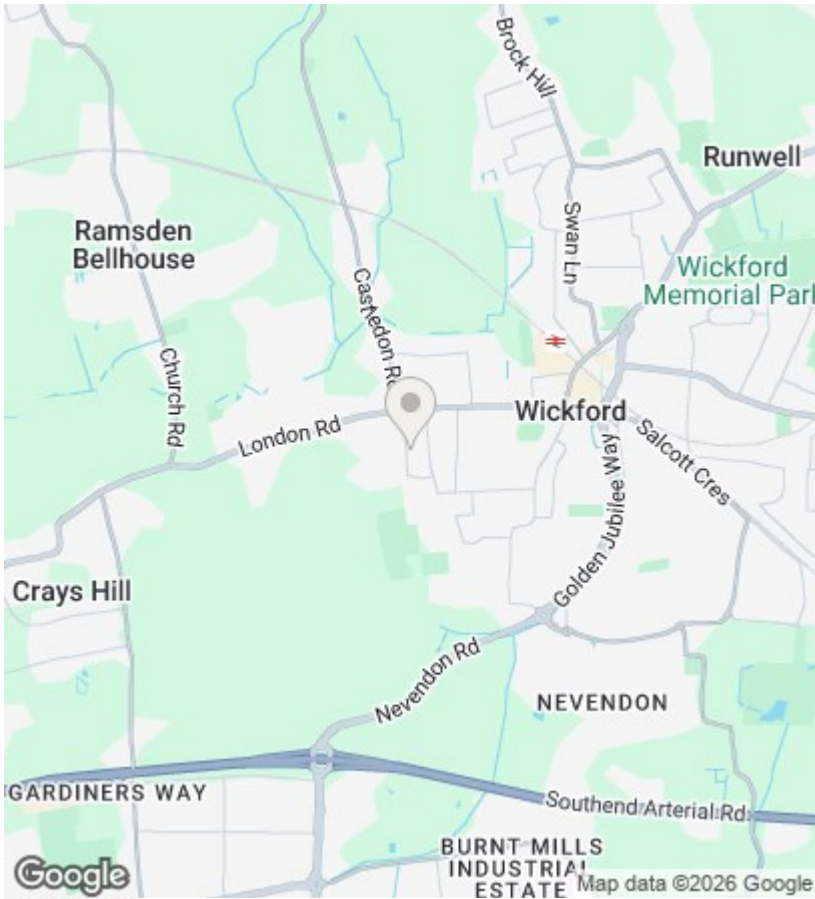
PLEASE NOTE - any



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.







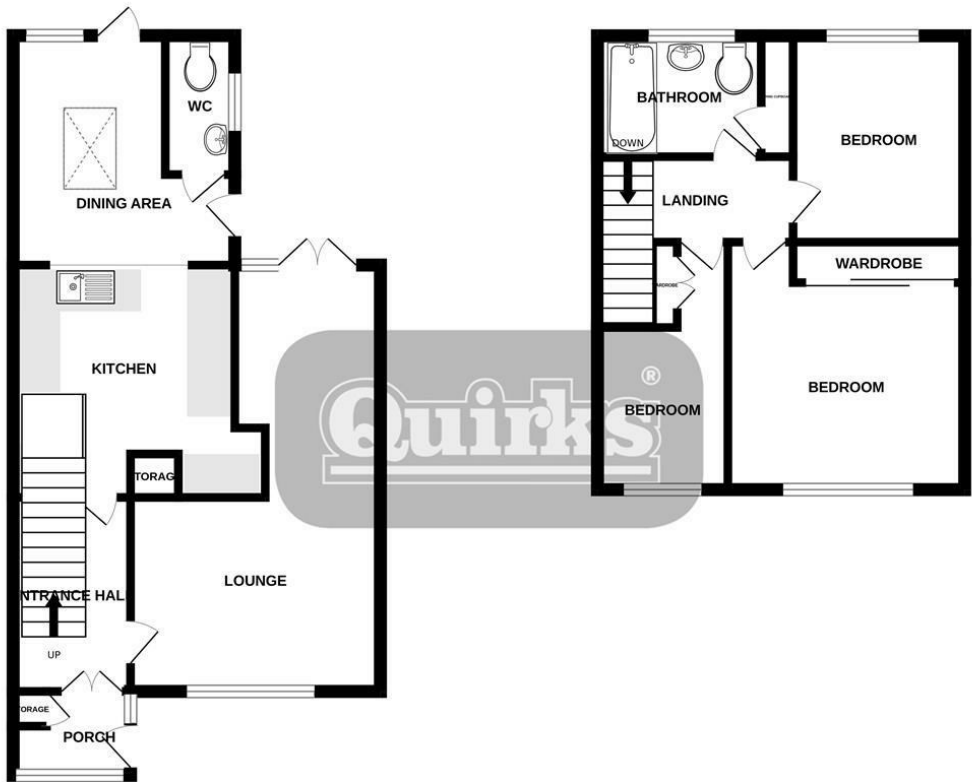
GROUND FLOOR

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR



This floor plan is for illustrative 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
Made with Metropix ©2025