



London Road, Wickford

£675,000

- VICTORIAN DETACHED HOUSE
- FULLY MODERNISED
- LARGE PLOT
- CLOSE TO TOWN CENTRE AND STATION
- COUNCIL TAX - F
- CLOAKROOM
- GARAGE
- AMPLE OFF ROAD PARKING
- FOUR BEDROOMS
- EPC - TBC

Nestled next to the RIVER CROUCH and NATURE RESERVE is this stunning property which has the best of VICTORIAN STYLE with the added advantage of MODERN LUXURY. This property has been completely renovated from top to bottom and inside and out. FOUR BEDROOMS, DETACHED GARAGE, NEW HEATING, REWIRED, REPLUMBED, NEW BATHROOM AND HIGH QUALITY KITCHEN WITH APPLIANCES as well as a LARGE REAR GARDEN and ENOUGH PARKING for all the family! All this and within walking distance of WICKFORD MAINLINE STATION and HIGH STREET!! NO CHAIN. There are plans passed for a further extension to create an ENSUITE, a UTILITY ROOM, STUDY and a KITCHEN FAMILY ROOM. Keys held for an immediate viewing



Council Tax Band: F



ENTRANCE HALL

Accessed via street door to ENTRANCE HALL, radiator, doors to accommodation, base of stairs to first floor, wood effect floorcovering, double glazed door to rear garden

CLOAKROOM

Double glazed window to rear, wood effect laminate floor covering, radiator, extraction, low flush WC and wash hand basin inset to vanity cupboard

LOUNGE

24'6 x 11
Double glazed sash windows in square bay to front, radiator, double glazed French type doors to garden

DINING ROOM

15'1 x 10'10
Double glazed sash window to front, radiator, wood effect floor covering

KITCHEN

11'10 x 10'10
Double glazed sash window to rear, newly

fitted kitchen to ground and eye level with SOLID QUARTZ worktops, RANGE COOKER with hood over, integrated fridge/freezer, washing machine and dishwasher, butler sink with mixer, wood effect floor covering, under unit lighting, spotlights to ceiling

FIRST FLOOR LANDING

Access loft and doors to all rooms, double glazed sash window to front

BEDROOM ONE

11'11 x 11
Double glazed sash window to front, radiator

BEDROOM TWO

11'11 x 10'9
Double glazed sash window to front, radiator

BEDROOM THREE

11'11 x 9'9
Double glazed sash window to rear, radiator

BEDROOM FOUR

11'11 x 9'2
Double glazed sash window to rear, radiator

FAMILY BATHROOM

8'8 x 7'7
Double glazed window to



rear, newly fitted suite comprising panelled bath with shower and screen, low flush WC and wash hand basin inset to vanity cupboard, heated towel rail

REAR GARDEN

Large rear garden mostly laid to lawn access to boiler room, fenced to all boundaries

FRONT GARDEN

Laid to shingle as off road parking for multiple vehicles, is big enough for a CAMPER VAN or BOAT

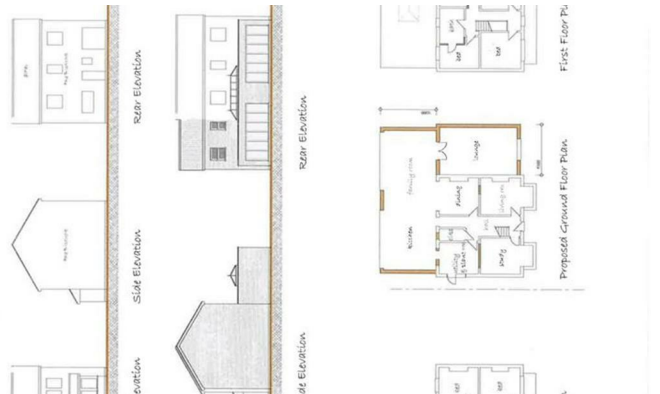
DETACHED GARAGE

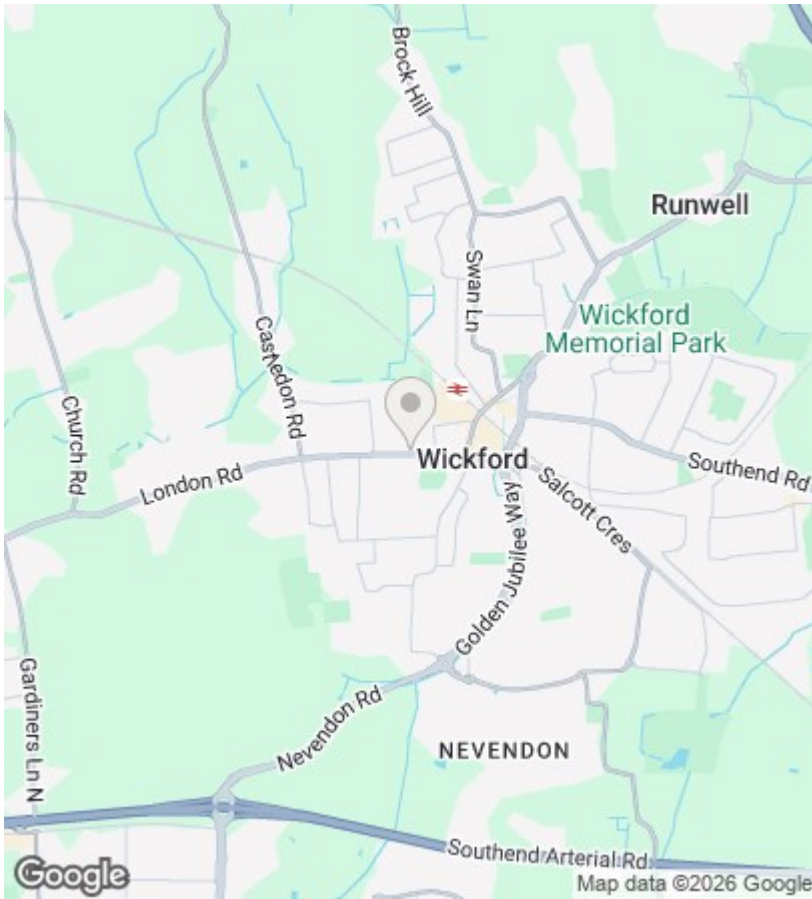
Accessed via up and over door

AGENTS NOTE

Planning has previously been passed for a two storey side extension and single storey rear extension the plans are available to view at BASILDON.GOV planning portal reference 20/01472/full. These may have expired



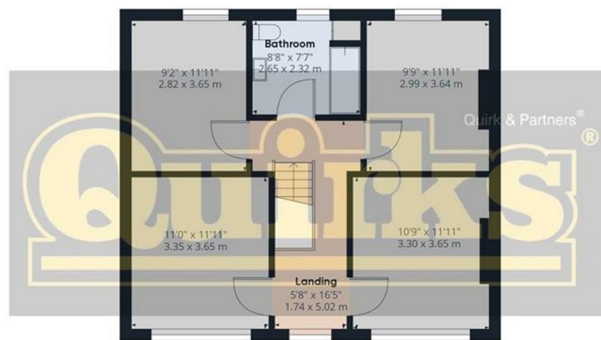
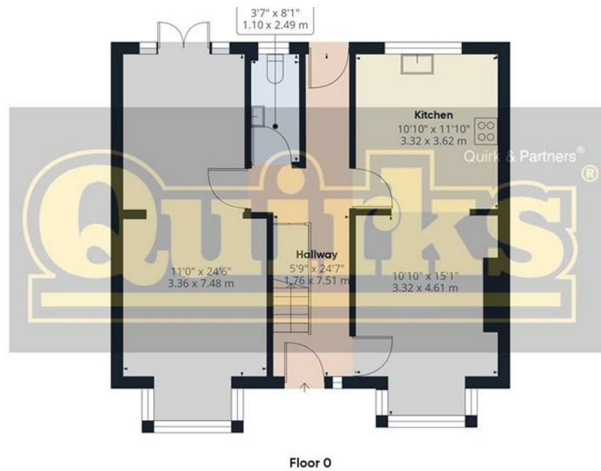




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 2px solid green; border-radius: 15px; padding: 5px; display: inline-block;">84</div>
(81-91) B		
(69-80) C		
(55-68) D	<div style="border: 2px solid yellow; border-radius: 15px; padding: 5px; display: inline-block;">63</div>	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Approximate total area[®]
 1350.91 ft²
 125.5 m²

Excluding balconies and terraces

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

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