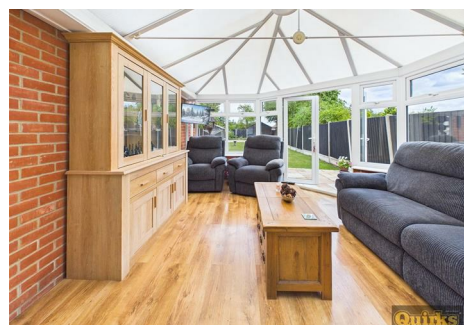




Brock Hill, Runwell, Wickford

£725,000

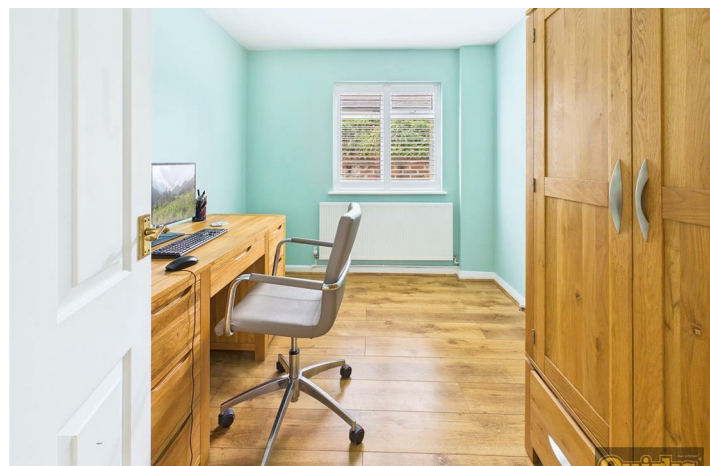
- FIVE BEDROOMS
- ENSUITE
- APPROX 80' GARDEN
- BUILT IN APPLIANCES IN KITCHEN
- EPC - D
- BROCK HILL LOCATION
- CLOAKROOM
- AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX - F - CHELMSFORD

A FIVE BEDROOM DETACHED HOUSE located in the sought after location of BROCK HILL in RUNWELL.

Boasting many improvements by the current owners and flexible versatile accommodation we would urge interested applicants to view internally to avoid disappointment. This home has a GROUND FLOOR CLOAKROOM as well as an ENSUITE, a REFITTED KITCHEN, CONSERVATORY and an approx 80 feet rear garden. VIEWING IS ADVISED, please view the virtual tour online.

5     D

Council Tax Band: F



ENTRANCE HALL

Part double glazed street door to hall, wood effect laminate floor covering, doors to accommodation, stairs to first floor

SITTING ROOM/BEDROOM

13'3 x 10'1

Double glazed window to front, radiator, wood effect laminate floor covering

STUDY/BEDROOM

9'9 x 8'6

Double glazed window to flank, radiator, wood effect laminate floor covering

LOUNGE

16'4 x 13'6

Double glazed windows to front, fanlights to flank, wood effect laminate floor covering, feature fireplace with inset fire, glazed French type doors to conservatory, radiator

DINING AREA

13'4 x 8'11

Double glazed window to flank, wood effect laminate floor covering, vertical designer radiator

CONSERVATORY

11'9 x 9'5

Double glazed windows and double glazed French doors to garden, wood effect laminate floor covering, ceiling fan

KITCHEN

16'11 x 14'6

Double glazed window and double glazed French doors to garden, hard wood floor covering, vertical designer radiator, the kitchen itself is extensively fitted to both ground and eye level with complimentary GRANITE work surfaces, inset sink unit with drainer and mixer taps, fitted oven and microwave combi oven, hob with hood over and integrated fridge/freezer, dishwasher, washing machine and tumble dryer

GROUND FLOOR

CLOAKROOM

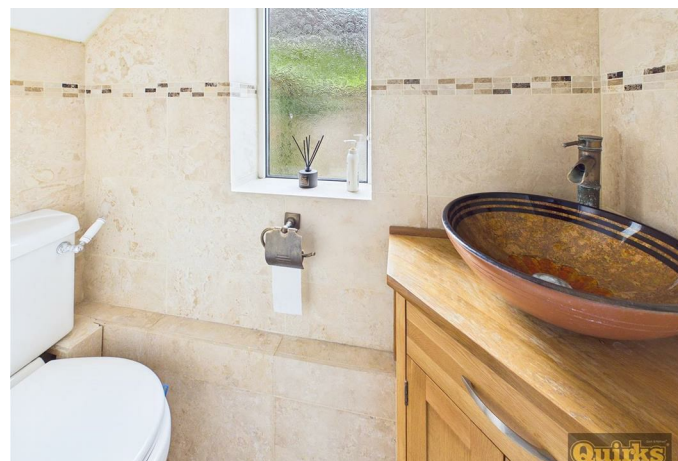
Double glazed window to flank, tiling to walls and floor, low flush wc and circular wash hand basin inset to vanity cupboard

FIRST FLOOR LANDING

access to accommodation, fitted cupboards

FAMILY BATHROOM

Double glazed window to rear, FOUR piece suite in white comprising freestanding bath with paws, shower cubicle, low flush wc and wash hand basin inset to vanity cupboard, heated towel rail



BEDROOM ONE

14'3 x 11'9

Double glazed window to front, radiator, fitted wardrobes and dressing table, door to ENSUITE

ENSUITE

Double glazed Velux type skylight, walk in shower cubicle, low flush wc and wash hand basin inset to vanity cupboard, part tiled walls, heated towel rail

BEDROOM TWO

10'6 x 9'1 plus robes

Double glazed window to front, radiator, fitted wardrobes

BEDROOM THREE

7'10 x 7'1 plus robes

Double glazed window to rear, radiator, fitted wardrobes

FRONT GARDEN

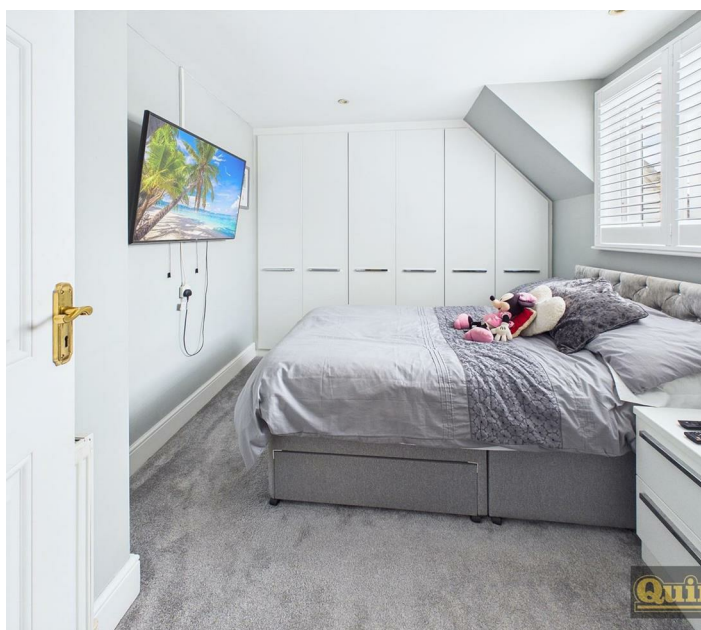
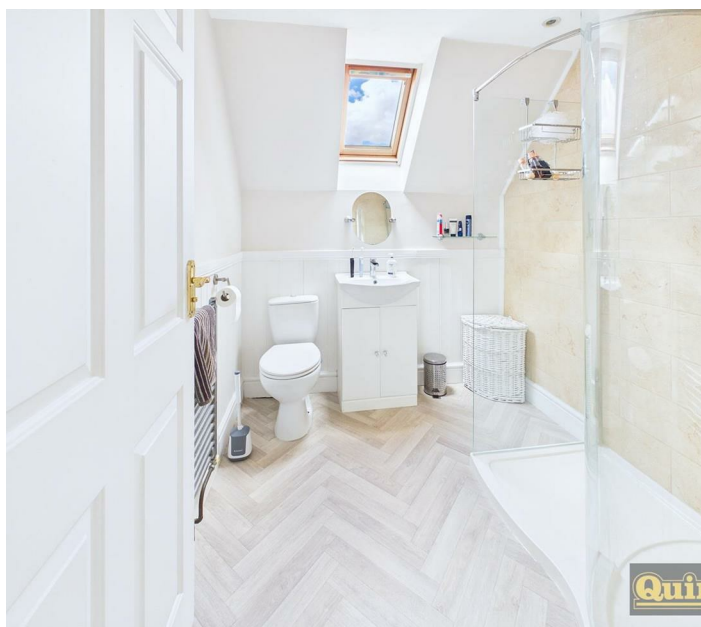
Side access to rear garden, gravel drive way offering off road parking for multiple vehicles

REAR GARDEN

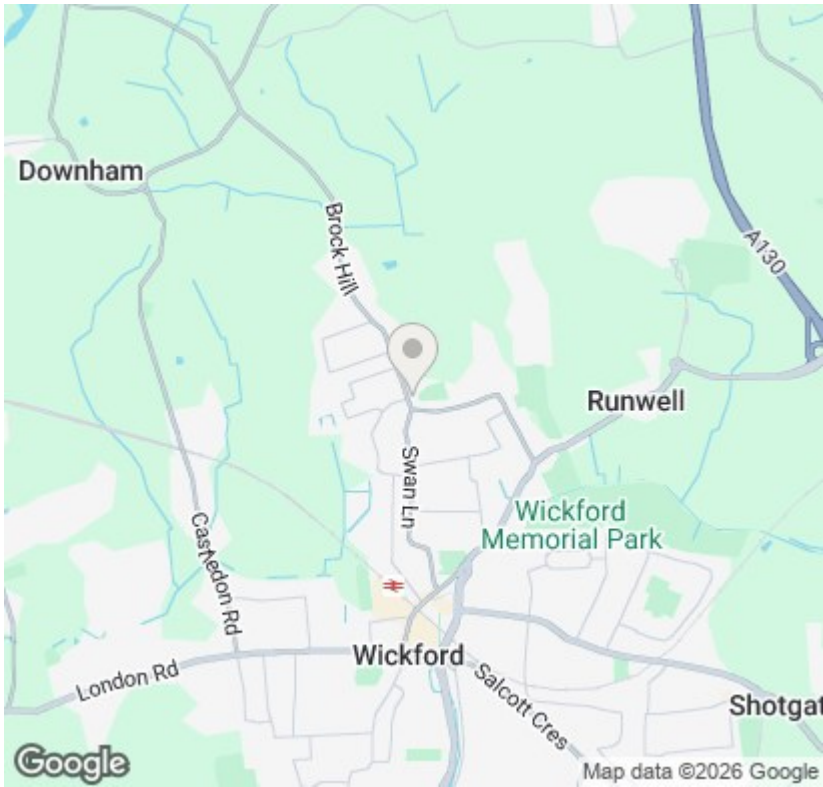
Approximately 80 feet long, mostly laid to lawn with mature flower and shrub borders, 2 x sheds, side access to front, patio to fore

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.

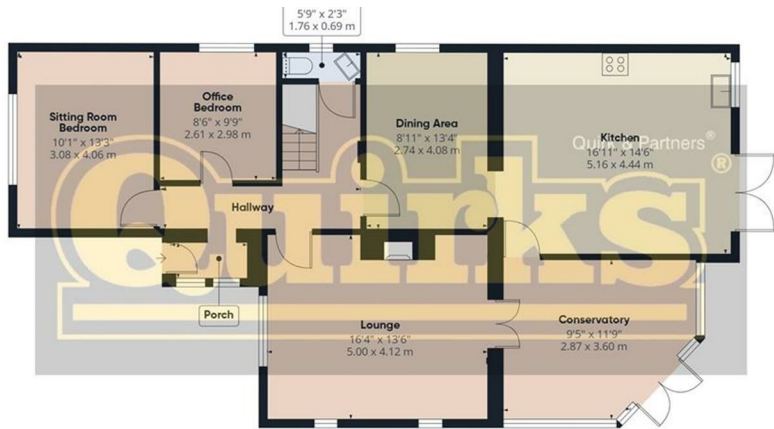






EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0

