



**22 Mount Road  
Wickford, Essex SS11 8HL  
£775,000**

- 4/5 Bedrooms
- 4 Reception Rooms
- 2 Bathrooms
- Oasis Secluded Garden
- Kitchen/Breakfast Room & Utility
- Garage + Store
- Extensive Parking
- Well Maintained Throughout
- Potential Annexe Accommodation
- Easy Access to High Street & Station



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| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |





**\*\*\*\*\* SUPERB FAMILY HOME WITH POTENTIAL ANNEXE ACCOMMODATION \*\*\*\*\***

This most imposing detached home offers universal accommodation with up to 5 bedrooms, spacious lounge, dining room, 19' kitchen breakfast room & utility, games room and two cloakrooms, to the first floor are 4 bedrooms with the principle bedroom having an en-suite shower room, quality fitted bathroom, The property enjoys a larger than average plot with the benefit of a large sweeping in & out drive providing ample parking & access to the garage, the secluded rear garden is a special place to entertain with stunning & colourful beds and evergreen shrubs, 12' x 12' summer house, Situated in a popular location being easy walk to both Wickford High Street & Station, local Schools are also a short walk,

**ACCOMMODATION**

**RECEPTION HALL**

UPVC double glazed windows & door to: recessed stairs to first floor with storage cupboard, laminate flooring, radiator behind decorative cover, coving, picture rail, power points,

**CLOAKROOM**

UPVC double glazed window to side, white suite comprising, low level wc, wash hand basin with storage below, tiled walls & flooring, heated towel rail, coving,

**LOUNGE 20'5 x 17'1 (6.22m x 5.21m)**

UPVC double glazed bay window to front, feature fireplace with marble inset & matching hearth, gas living flame fire, coving, wall lights, Tv & power points, radiator, Double doors to Dining Room,

**STUDY 11'8 x 8'1 (3.56m x 2.46m)**

UPVC double glazed window to front Karndean flooring, coving, radiator, power & telephone points,

**DINING ROOM 14'8 x 12'6 (4.47m x 3.81m)**

Double glazed windows & French doors to the rear garden, coving, radiator, power points,

**KITCHEN/BREAKFAST ROOM 19' x 12'4 (5.79m x 3.76m)**

Double glazed window to rear & door to side, fitted with an extensive range of eye level & base level units with matching display cabinets, work tops incorporating breakfast bar, inset 1.5 sink drainer with mixer taps, ceramic hob having extractor fan, double oven, microwave oven, integrated dishwasher & freezer, pelmet lighting, tumbled marble splash back tiling, coving, power points, tiled floor,

**UTILITY ROOM 6'2 x 5'3 (1.88m x 1.60m)**

Double glazed window to side, fitted eye level units, rolled edge worktops, central heating boiler, power points, tiled floor,

**SIDE LOBBY (off dining room)**

Door to rear, laminate flooring, stained wood panelling with dado rail, coving, spot lighting,

**CLOAKROOM**

Window to rear, white low level wc, wall mounted wash hand basin, laminate flooring, coving, spot lighting,

**GAMES ROOM 16'5 x 8' (5.00m x 2.44m)**

Double glazed window to front, panelled walls to dado rail, coving, radiator, power points, spot lighting,

**AGENTS NOTES**

Please note that the cloakroom, lobby, games room garage & store could quite easily provide a self contained annexe

**FIRST FLOOR LANDING,**

Double glazed window to side with feature display plinth, access to loft space, double airing cupboard, power points,

**BEDROOM 1 15'9 x 12'7 (4.80m x 3.84m)**

Double glazed bay window to rear, extensively fitted with wardrobes to one wall, further wardrobes with bed recess having cupboards above & matching bedside cabinets, further drawer units, radiator, power points, coving,

**EN-SUITE SHOWER ROOM**

UPVC double glazed window to rear, modern white suite comprising low level wc, vanity wash hand basin with cupboard storage below, shower cubicle, tiled walls, heated towel rail,

**BEDROOM 2 15'9 x 12'6 (4.80m x 3.81m)**

Double glazed bay window to front, fitted wardrobes to one wall, matching drawer units & cabinets, radiator, power points, coving,

**BEDROOM 3 15'7 x 12' (4.75m x 3.66m)**

Double glazed bay window to front, fitted wardrobes to one wall, dresser/desk unit & matching drawers, coving, radiator, power points,

**BEDROOM 4 8'2 x 8'2 (2.49m x 2.49m)**

Two Velux windows to rear, radiator, power points,

**FAMILY BATHROOM**

A spacious room with double glazed window to rear, modern white suite comprising panelled bath with shower/mixer taps, separate shower cubicle, low level wc, vanity wash hand basin, natural stone effect tiling, coving, heated towel rail,

**OUTSIDE**

**REAR GARDEN**

The rear garden has been beautifully landscaped with an oasis of colourful flower beds and ever green shrubs, large paved patio area with ornamental pond & water feature, further patio area to rear with cedar glazed greenhouse, alfresco patio to side with gates to front, decking leading to summer house having lighting & power points, tap, lighting, To the side of the property is a 9' double gated drive providing additional & secure parking

**FRONT GARDEN**

Sweeping shingled in and out drive providing ample parking, retaining boundary wall, shrub beds,

**GARAGE & STORE**

**GARAGE:** Electric up & over door to front lighting, power points,

**STORE:** access to rear garden, fitted shelving, lighting, power points,