



Station Road, Wickford

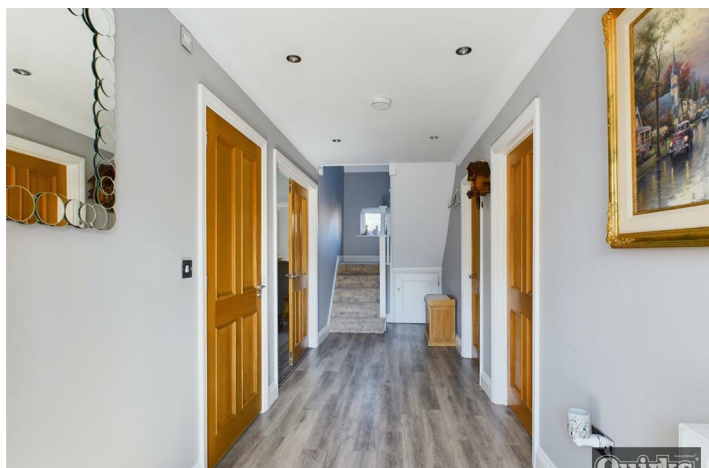
£600,000

- Spacious Lounge 18'8 x 14'10
- Utility Room 5'10 x 5'4
- Ground Floor Shower Room
- En-suite Shower Room & Spacious Bathroom
- Detached Garage & Driveway
- Kitchen/Diner 14'2 x 10'10
- 2 Ground Floor Bedrooms
- 2 First Floor Bedrooms
- Westerly Rear Garden

SUPERB 3/4 BED DETACHED CHALET, FEATURE BATHROOM, SHOWER ROOM AND EN-SUITE, 18'8 LOUNGE WITH BI-FOLDS, 14'2 KITCHEN/DINER, UTILITY AND WEST FACING GARDEN, DETACHED GARAGE. Situated in a pleasant cul-de-sac location is this deceptively spacious 3/4 Bed detached chalet. The property enjoys a westerly garden with 22'10 Entrance Hall, 18'8 Lounge with bi-fold doors, attractive 14'2 Kitchen/Diner, 3 double bedroom with En-suite to Master, superb bathroom with 4 piece suite and ground floor shower room. The property further benefits from ground floor 12' home office/4th bedroom and is presented to a high standard. Viewing is strongly recommended.



Council Tax Band: F



Double glazed opaque door to:

SPACIOUS ENTRANCE HALL

22'10 x 6'

Radiator in casement surround (untested). Under stairs cupboard.

BEDROOM FOUR

12' x 8'

Double glazed windows to front and side. Fitted home office wardrobes, desk and drawers.

BEDROOM THREE

12'8 x 8'8

Double glazed windows to rear. Radiator (untested). Fitted wardrobe cupboards.

SHOWER ROOM

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiling to floor and surround. Chrome radiator/rail (untested). Extractor fan (untested). Coved ceiling.

SPACIOUS LOUNGE

18'8 x 14'10

Two double glazed windows to side. Double glazed Bi-folding doors to garden. Radiator (untested). Marble fireplace with inset gas fire (untested). Amtico finish to floor extending open plan to:

KITCHEN/DINER

14'2 x 10'10

Double glazed windows to front and side. Radiator (untested). 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. Integrated dishwasher and fridge freezer (appliances untested). Built in oven, grill hob and extractor fan above (all untested). Tiled surround.

UTILITY ROOM

5'10 x 5'4

Double glazed window to front. Additional cupboards. Recess for washing machine.

FIRST FLOOR LANDING

Double glazed window and double glazed Velux style window to side. Access to loft which we understand is boarded with ladder connected.

BEDROOM TWO

12' x 12'

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

BEDROOM ONE

17'10 x 11'

Double glazed windows to front and side. Extensive range of fitted wardrobe cupboards. Access to eaves loft space.

EN-SUITE

Suite comprising of low level WC, wash hand basin and shower cubicle. Tiling to floor and surround.

SPACIOUS BATHROOM

9'10 x 8'8

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Tiling to floor and surround. Downlighters to ceiling.

WESTERLY REAR GARDEN

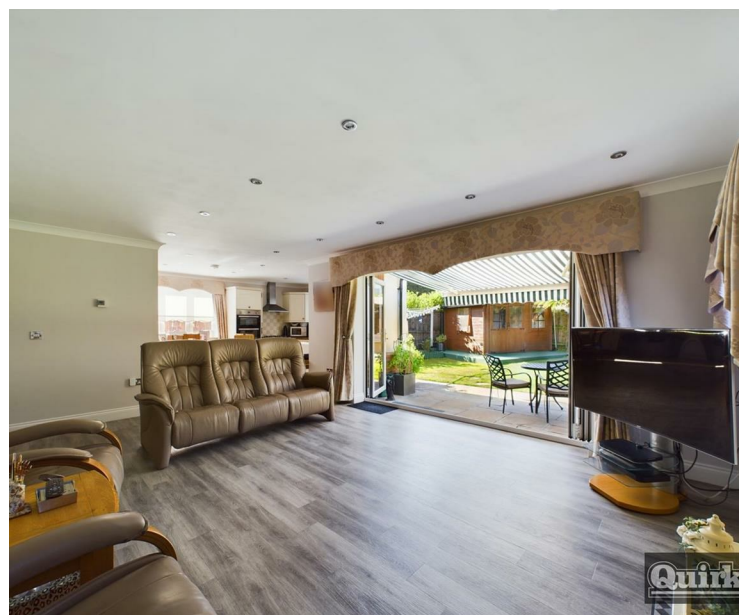
The rear garden commences with Sandstone paved patio area to the immediate rear with the remainder laid to lawn with flower bed borders, fencing to boundaries, timber summerhouse with concrete base beneath with power and light connected (untested), dual side access, external electric power points (untested), external water tap and electric awning (all untested).

DETACHED GARAGE

Power and light connected (untested). Electric roller door to front. Double glazed door to side.

DRIVEWAY

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



Quirks

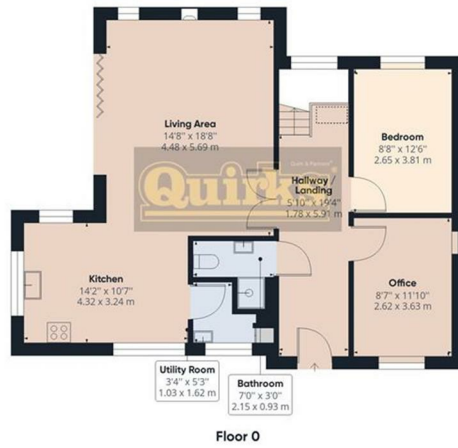
Quirks

Quirks



EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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⁽¹⁾

1389.99 ft²
129.13 m²

Reduced headroom

33.98 ft²
3.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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