



## Station Avenue, Wickford

£675,000

- Living Room 22' x 13'6
- Utility Room 12' x 5'2
- 4 First Floor Bedrooms
- Southerly Garden to Rear
- Kitchen/Diner 22'6 x 9'8
- Study 12' x 6'2
- En-suite & Bathroom
- Integrated Double Garage & Driveway

4 BEDROOM DETACHED. INTEGRAL DOUBLE GARAGE & DRIVEWAY. EN-SUITE, BATHROOM & CLOAKROOM. 22' LIVING ROOM. 22'6 KITCHEN/DINER. Situated in Wickford's town centre just minutes from Mainline Station is this 4 bedroom detached property benefitting from accommodation including living room 22' x 13'6, kitchen/diner 22'6 x 9'8, utility room 12' x 5'2, study 12' x 6'2, 4 first floor double bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 80ft southerly garden to rear, integral double garage and driveway to front providing ample off street parking.



Council Tax Band: F



Double glazed door to:

### SPACIOUS ENTRANCE HALL

21'2

Double glazed window to front. Radiator in casement surround (untested). Under stairs cupboard and cloaks cupboard. Engineered oak flooring.

### STUDY

12' x 6'2

Double glazed window to front. Coved ceiling with downlighters. Radiator (untested).

### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Radiator/rail (untested). Tiling to floor.

### KITCHEN/DINER

22'6 x 9'8

Part glazed window to side. Double glazed French doors and double glazed panelling to rear garden. Underfloor heating (untested). Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit. Integrated dishwasher (untested). Space for range style cooker with extractor fan above (untested). Tiled surround.

### UTILITY ROOM

12' x 5'2

Double glazed door to rear garden. Additional cupboard with work top surfaces with Butler sink. Space and provision for washing machine, tumble dryer and fridge freezer. Gas fired boiler (untested).

### LIVING ROOM

22' x 13'6

Double glazed French doors and double glazed panelling to rear garden. Oak finish to floor. Fireplace with inset wood burner with limestone surround. Coved ceiling. Two radiators (untested).

Turning stairs with double glazed window to side to:

### FIRST FLOOR LANDING

Access to loft.

### BEDROOM ONE

16'10 x 12'

Double glazed window to rear. Radiator (untested). Range of fitted bedroom furniture incorporating wardrobe cupboards and drawers.

### LARGE EN-SUITE

9' x 7'8

Double glazed opaque window to side. Four piece suite comprising of low level

WC, vanity wash hand basin, double ended bath unit and large frameless shower cubicle. Radiator/rail (untested). Tiling to floor and walls.

### BEDROOM TWO

14'8 x 11'4

Double glazed window to rear. Radiator (untested). Dual fitted double wardrobe cupboards.

### BEDROOM THREE

14'6 x 11'10

Double glazed window to front. Radiator (untested). Range of fitted wardrobe cupboards and drawers.

### BEDROOM FOUR

11' x 9'4

Double glazed window to front. Radiator (untested). Dual built in double wardrobe cupboards. Coved ceiling.

### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath unit and shower cubicle. Airing cupboard. Extensive tiled surround. Radiator/rail (Untested). Shaver point (untested).

### SOUTHERLY REAR GARDEN

approaching 80ft

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Outside tap (untested). Electric point (untested). Sleeper retained beds. Patio lights (untested). Access to side.

### INTEGRATED DOUBLE GARAGE

15'6 x 14'10

Power and light connected (untested). Electric up and over door to front.

### DRIVEWAY TO FRONT

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





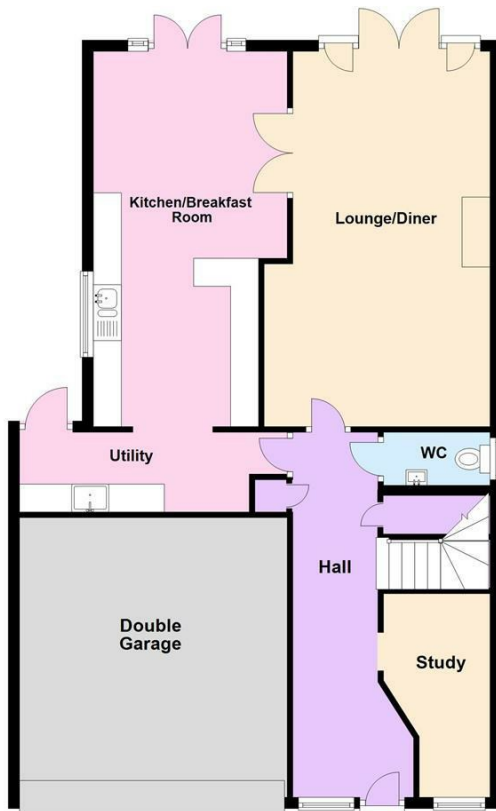
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**

Approx. 103.2 sq. metres (1110.6 sq. feet)



**First Floor**

Approx. 88.1 sq. metres (948.1 sq. feet)



Total area: approx. 191.3 sq. metres (2058.7 sq. feet)