



Canewdon Gardens, Wickford

Offers Over £500,000

- Lounge 17'6 x 11'10
- Kitchen/Breakfast Room 17'8 x 9'8
- En-suite, Bathroom & Cloakroom
- Integral Garage
- Dining/Sitting Room 17'4 x 10'8
- 3 First Floor Bedrooms
- 100ft Westerly Rear Garden
- No Onward Chain

SPACIOUS 3 BED DETACHED WITH DRESSING ROOM AND EN-SUITE TO MASTER, 17'6 LOUNGE, 17'4 DINING/SITTING ROOM, 17'8 KITCHEN/BREAKFAST ROOM, LARGE BATHROOM & CLOAKROOM, 100' WESTERLY GARDEN AND 18'10 GARAGE. NO ONWARD CHAIN. Situated in a sought after location in the area of Runwell close to local schools and within easy access of town centre and mainline station is this 3 bedroom detached property benefitting from accommodation including lounge 17'6 x 11'10, dining/sitting room 17'4 x 10'8, kitchen/breakfast room 17'8 x 9'8, 3 first floor bedrooms, dressing area, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 100ft westerly rear garden, integral garage & driveway. The property is offered with no onward chain. Chelmsford Band E



Council Tax Band: E



Double glazed door to:

ENTRANCE PORCH

Double glazed panelling to front and side.

Double glazed door to:

ENTRANCE HALL

Radiator (untested). Coved ceiling with downlighters. Internal door to:

INTEGRAL GARAGE

18'10 x 8'

Up and over door to front. Updated boiler (untested). Power and light connected (untested).

CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Radiator (untested). Tiled surround.

LOUNGE

17'6 x 11'10

Double glazed half bay window to front.

Radiator (untested).

Raised fireplace.

Glazed double doors to:

DINING/SITTING ROOM

17'4 x 10'8

Double glazed window

to rear. Radiator (untested). Coved ceiling.

KITCHEN/BREAKFAST ROOM

17'8 x 9'8

Double glazed windows to rear and side.

Double glazed door to side. 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. Recess for dishwasher, washing machine, tumble dryer and fridge freezer.

Built in oven, grill, hob and microwave (all untested). Tiled surround.

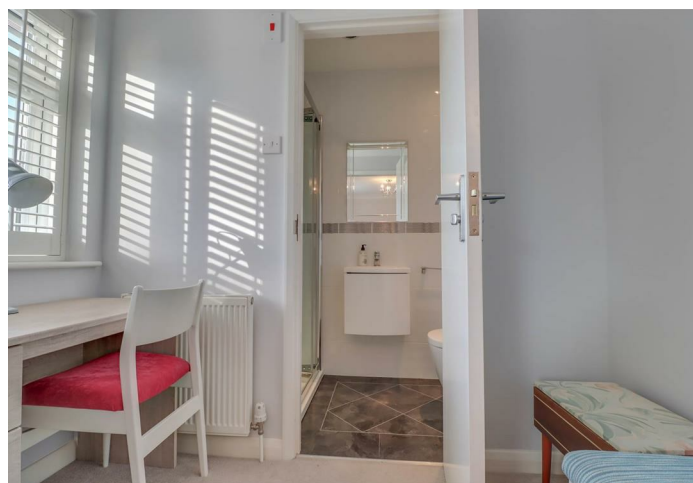
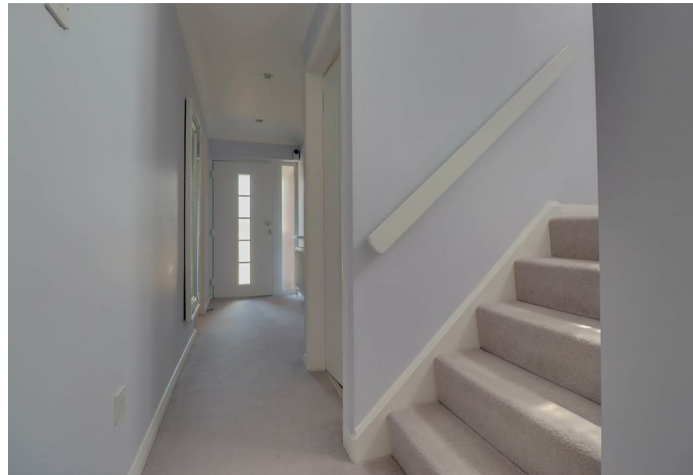
FIRST FLOOR LANDING

Double glazed window to side. Coved ceiling. Access to loft.

BEDROOM ONE

13'2 x 10'2

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



DRESSING AREA

Double glazed window to rear. Radiator (untested).

EN-SUITE

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiled surround.

BEDROOM TWO

11'4 10'5

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

BEDROOM THREE

11'4 x 10'

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

BATHROOM

8'6 x 7'4

Double glazed opaque window to side. Four piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Tiled surround. Radiator (untested). Downlighters to ceiling. Illuminated mirror incorporating shaver point (untested).

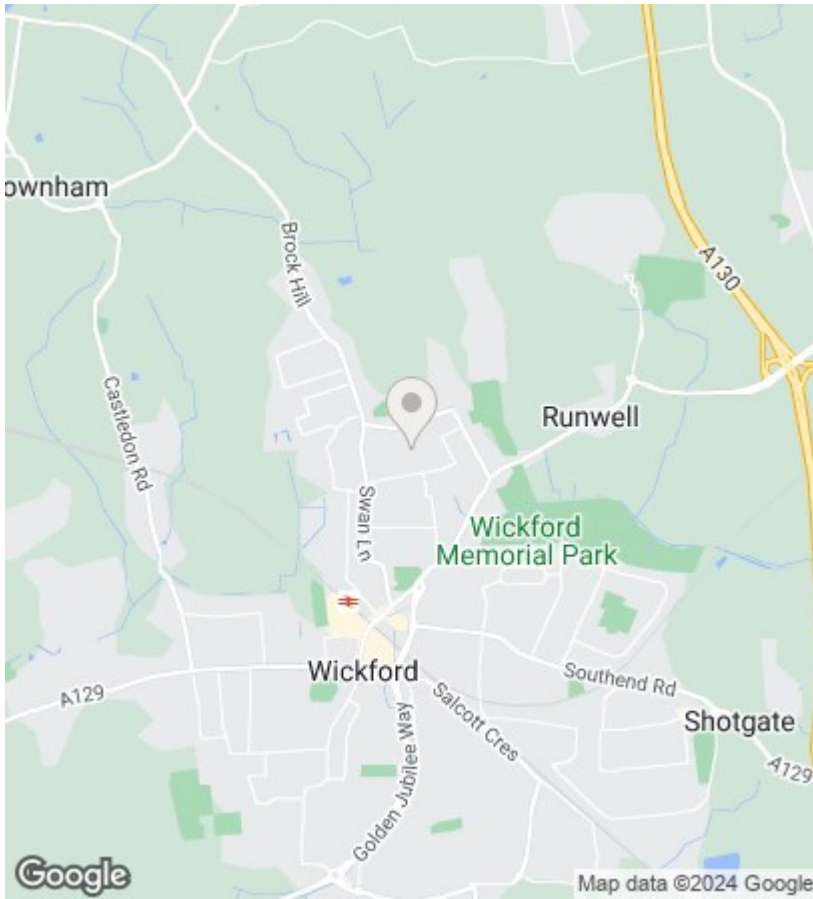
WESTERLY REAR GARDEN

approaching 100ft

The property benefits from a large westerly rear garden comprising of lawn area with flower and shrub borders. Apple tree. Fencing to side and rear boundaries. Greenhouse. Shed.





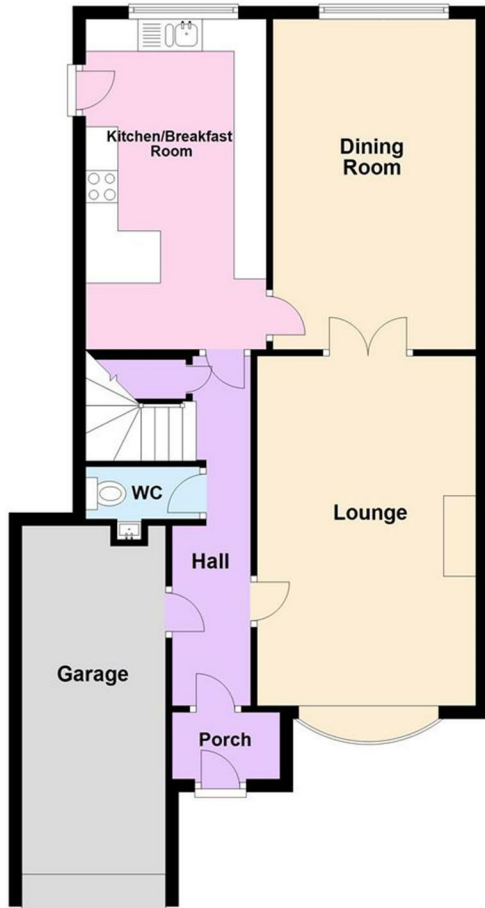


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 76.2 sq. metres (819.9 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.9 sq. feet)

