



Penrith Crescent, Wickford

£500,000

- Kitchen 11'4 x 9'4
- Dining Room 17'10 x 9'4
- 4 First Floor Bedrooms
- Garden to Rear
- Living Room 17'6 x 17'2
- Study/Bedroom 5'9'4 x 8'10
- Cloakroom, En-suite & Bathroom
- Driveway

4 BEDROOM PROPERTY. 11'4 KITCHEN. 17'6 LIVING ROOM. 17'10 DINING ROOM. CLOAKROOM, EN-SUITE & BATHROOM. GARDEN TO REAR. DRIVEWAY. Situated in a convenient location set within walking distance of mainline station and town centre is this 4 bedroom property benefitting from accommodation including living room 17'6 x 17'2, dining room 17'10 x 9'4, kitchen 11'4 x 9'4, study/bedroom 5'9'4 x 8'10, 4 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and driveway providing off street parking. Annual communal service charge approx. £160.00.



Council Tax Band: E



CANOPY PORCH

Double glazed opaque door to:

ENTRANCE HALL

Laminate finish to floor. Radiator (untested). Cloaks storage cupboard.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and pedestal wash hand basin. Radiator (untested).

KITCHEN

11'4 x 9'4

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with worktop surface extending to incorporate inset sink unit with cupboard beneath. Pull out larder. built in oven, hob, microwave and extractor fan (all untested). Integrated fridge freezer, washing machine and dishwasher (appliances untested). Tiling to floor and surround. Downlighters to ceiling. Radiator (untested).

LIVING ROOM

17'6 x 17'2

Double glazed window to front. Two radiators (untested). Laminate

finish to floor extending open plan to:

DINING ROOM

17'10 x 9'4

Double glazed window to rear. Radiator (untested).

STUDY/BEDROOM FIVE

9'4 x 8'10

Double glazed window to front. Radiator (untested). Laminate finish to floor.

FIRST FLOOR LANDING

Airing cupboard housing combi boiler (untested).

BEDROOM ONE

11'4 x 10'8

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

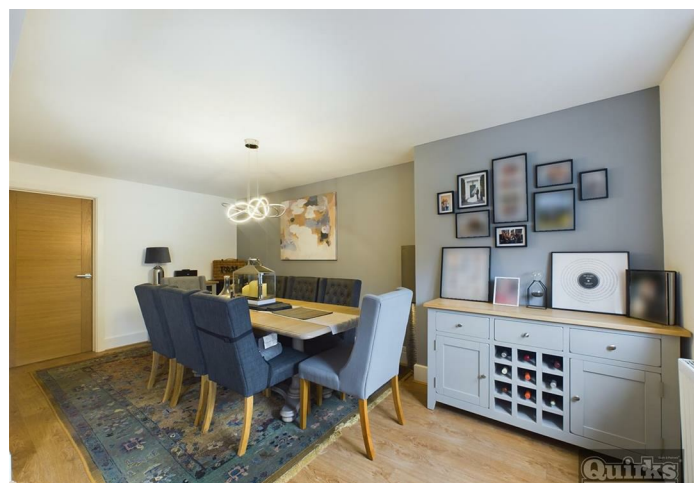
REFITTED EN-SUITE

Double glazed opaque window to side. Newly fitted 3 piece suite comprising of low level WC, vanity wash hand basin and double shower cubicle. Radiator/rail (untested). Tiling to floor and walls. Extractor fan (untested).

BEDROOM TWO

10'8 x 8'10

Double glazed window to rear. Radiator (untested). Access to loft which is part boarded with pull ladder and power and light connected (untested).



BEDROOM THREE

8'2 x 7'6

Double glazed window to rear. Radiator (untested).

BEDROOM FOUR/DRESSING ROOM

8' x 6'4

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

BATHROOM

Three piece suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiled surround. Extractor fan (untested).

REAR GARDEN

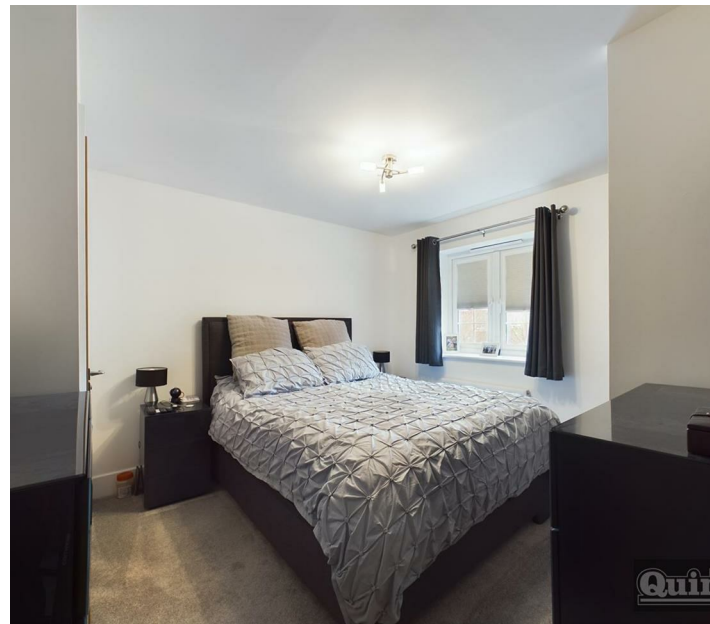
The property benefits from paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Outside tap, light and electric (all untested). Shed 12' x 10'.

DRIVEWAY

The property benefits from driveway providing off street parking.

APPLICANTS NOTE

Please note that there is an annual communal service of approx. £160.00







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 