



Leasway, Wickford

Offers Over £400,000

- No Onward Chain
- Dining Area 13'6 x 10'4
- Modern Ground Floor Bathroom
- Detached Garage
- Off Street Parking to Front
- Lounge 14'9 x 10'3
- Fitted Kitchen/Breakfast Room 13'6 x 8'9
- Four Bedrooms to First Floor
- Pleasant Garden

4 BEDROOM SEMI-DETACHED. 14'9 LOUNGE. 13'6 DINING AREA. 13'6 KITCHEN/BREAKFAST ROOM. GARDEN TO REAR. DETACHED GARAGE & DRIVEWAY. Situated in a popular and established location off the London Road set within easy access of Town Centre and Station is this 4 bedroom semi-detached property benefitting from accommodation including kitchen/breakfast room 13'6 x 8'9, lounge 14'9 x 10'3, , dining area 13'6 x 10'4, sitting room 12'11 x 8'11, ground floor bathroom and 4 first floor bedrooms. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear, detached garage & driveway to front providing off street parking. The property is offered with no onward chain.



Council Tax Band: C



Double glazed door into hall:

ENTRANCE HALL

20'2 x 3'9

Laminate flooring.
Radiator. Storage cupboard. Doors to:

KITCHEN/BREAKFAST ROOM

13'6 x 8'9

Double glazed bow window to front aspect and obscure double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with Granite Composit work top surface extending to incorporate inset sink unit with cupboard beneath and breakfast bar. Built in eye level oven, electric hob and extractor. Smooth coved ceiling. Space for appliances. Laminate flooring. Combi boiler.

LOUNGE

14'9 x 10'3

Double glazed bow window to front aspect. Solid oak flooring. Radiator. Gas fireplace. Flat plastered ceiling.

DINING AREA

13'6 x 10'4

Double glazed French doors to rear. Two radiators. Stairs to first floor.

SITTING ROOM

12'11 x 8'11

Double glazed French doors to rear elevation. Radiator. Solid oak flooring.

GROUND FLOOR

BATHROOM

Obscure double glazed window to side. Three piece white suite comprising of low level WC, wash hand basin inset to vanity unit with panelled bath unit with glass screen over. Extensive tiling to walls and floor. Heated towel rail.

LANDING

Doors to:

BEDROOM ONE

10'6 x 9'11

Double glazed window to rear with wardobes and drawers to remain. Laminate flooring. Ceiling fan. Radiator.

BEDROOM TWO

8'9 x 7'11

Double glazed window to front aspect. Radiator. Laminate flooring.

BEDROOM THREE

10'2 x 7'11

Double glazed window to front. Radiator. Laminate flooring.



BEDROOM FOUR

12'10 x 5'1

Double glazed window to rear. Radiator.
Laminate flooring.

REAR GARDEN

Commencing with patio seating area with
remainder being mainly laid to lawn. Fencing to
boundaries. Gate to side. External tap and
lighting.

DETACHED GARAGE

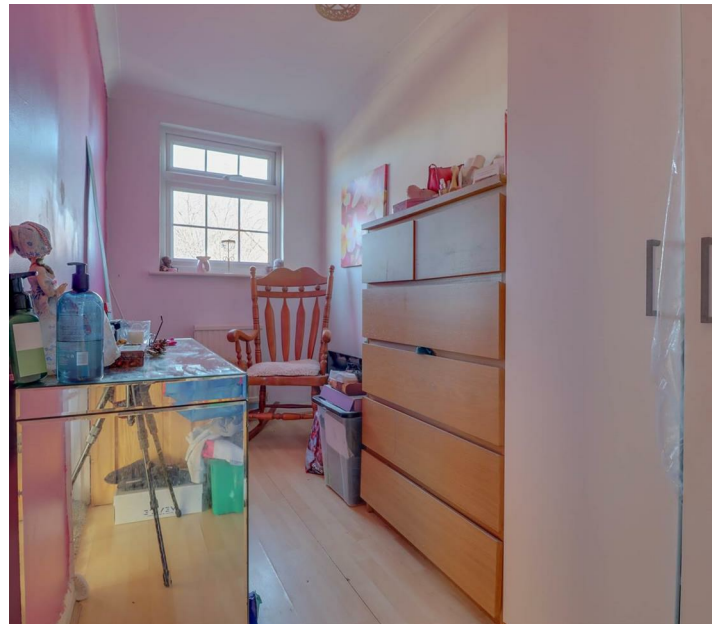
Up and over door with door to side.

INDEPENDENT DRIVEWAY

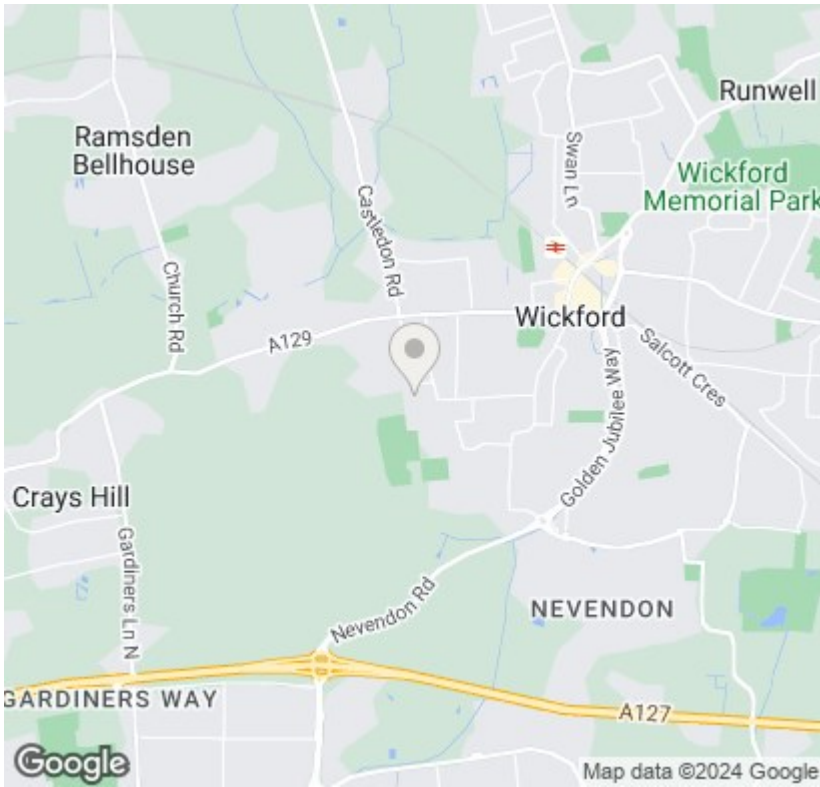
Off street parking to front with remainder
being mainly laid to lawn. Fencing and brick
retaining wall to boundaries.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures,
fittings or heating systems have not been
tested by the agent and we have relied on
information supplied by the seller to prepare
these details.. Interested applicants are advised
to make there own enquiries about the
functionality.





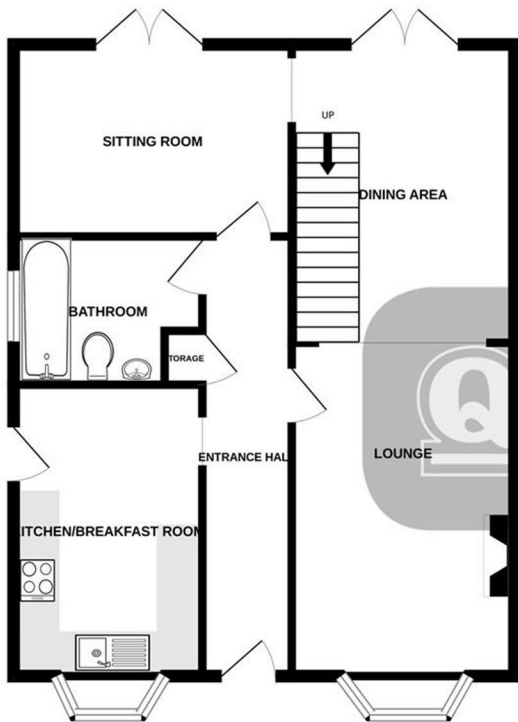


EPC Rating:

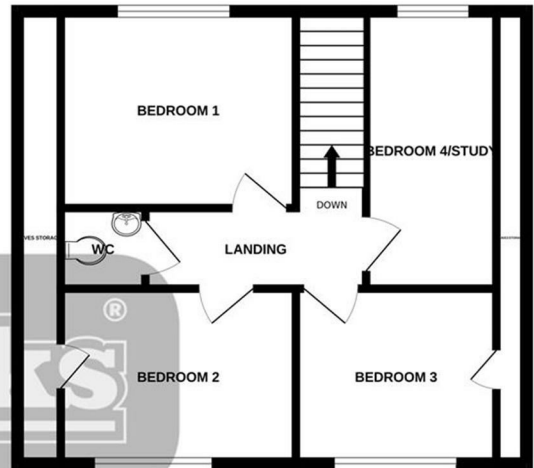
D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

693 sq.ft. (64.3 sq.m.) approx.



496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx.

This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space.