



West Beech Avenue, Wickford

£475,000

- THREE BEDROOM DETACHED BUNGALOW
- COUNCIL TAX - BASILDON - E
- LARGE REAR GARDEN SIZE APPROX 100' x 45'
- DOUBLE GLAZED
- ACCESS TO HIGH STREET AND STATION VIA UNDERPASS
- NO ONWARD CHAIN
- EPC - D
- GARAGE and DRIVEWAY
- PLOT SIZE 160 X 45 FEET
- POPULAR LOCATION

A THREE bedroom DETACHED BUNGALOW in one of WICKFORDS most popular area's offering great access to SCHOOLS, THE HIGH STREET AND RAILWAY STATION, with a LARGE GARDEN of 100 x 45 which is SOUTHERLY FACING. This property has only ever had ONE CAREFUL OWNER who had the property built to their own specification in 1964. Other benefits include GOOD SIZED ROOMS, GENEROUS PLOT, GARAGE and POTENTIAL TO EXTEND (STPC)
KEYS are held for an immediate viewing of this property that has NO ONWARD CHAIN

3 1 1 D

Council Tax Band:



SPACIOUS ENTRANCE HALL

Part double glazed street door to hall, radiator, doors to accommodation, access to loft

LOUNGE

17'8 x 12'10

Window overlooking rear garden and double glazed window to flank, skirting radiators, 4 x wall lights, fitted shelving, fire[place which is open, but temporarily blocked to prevent draughts

KITCHEN

19'9 x 10'9

Double glazed windows and door to rear garden, further double glazed window to flank, range of units to both ground and eye level incorporating complimentary work surfaces, smooth ceiling, fitted oven and hob, there is a free standing washing machine, fridge/freezer and microwave that can be left as part of the sale also. Single bowl sink unit with mixer taps

BATHROOM

Double glazed window to flank, panelled bath with electric shower over, pedestal wash hand basin, fitted cupboard, heated towel rail, fully tiled

SEPARATE WC

Double glazed window, low flush wc, radiator

BEDROOM ONE

12'6 x 11'8

Double glazed window to front, radiator, smooth ceiling

BEDROOM TWO

12'6 x 9'8

Double glazed window to front, radiator, smooth ceiling, fitted wardrobe

BEDROOM THREE

12'6 x 9'8

Double glazed window to front, radiator, smooth ceiling fitted wardrobe

FRONT GARDEN

Driveway to garage, path to front door, side pedestrian access to garden via gate, some lawn that could be removed to aid more parking

EXTENSIVE REAR GARDEN

Southerly facing aspect and a good size measuring approx. 100' x 45', patio to fore, remainder laid mostly to lawn, personal door to garage and side access, fenced to all boundaries

DETACHED GARAGE

Accessed via up and over door to front and a personal door to garden, power and light supplied

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. Vendor has indicated that the larger items of furniture in the property could remain if wanted



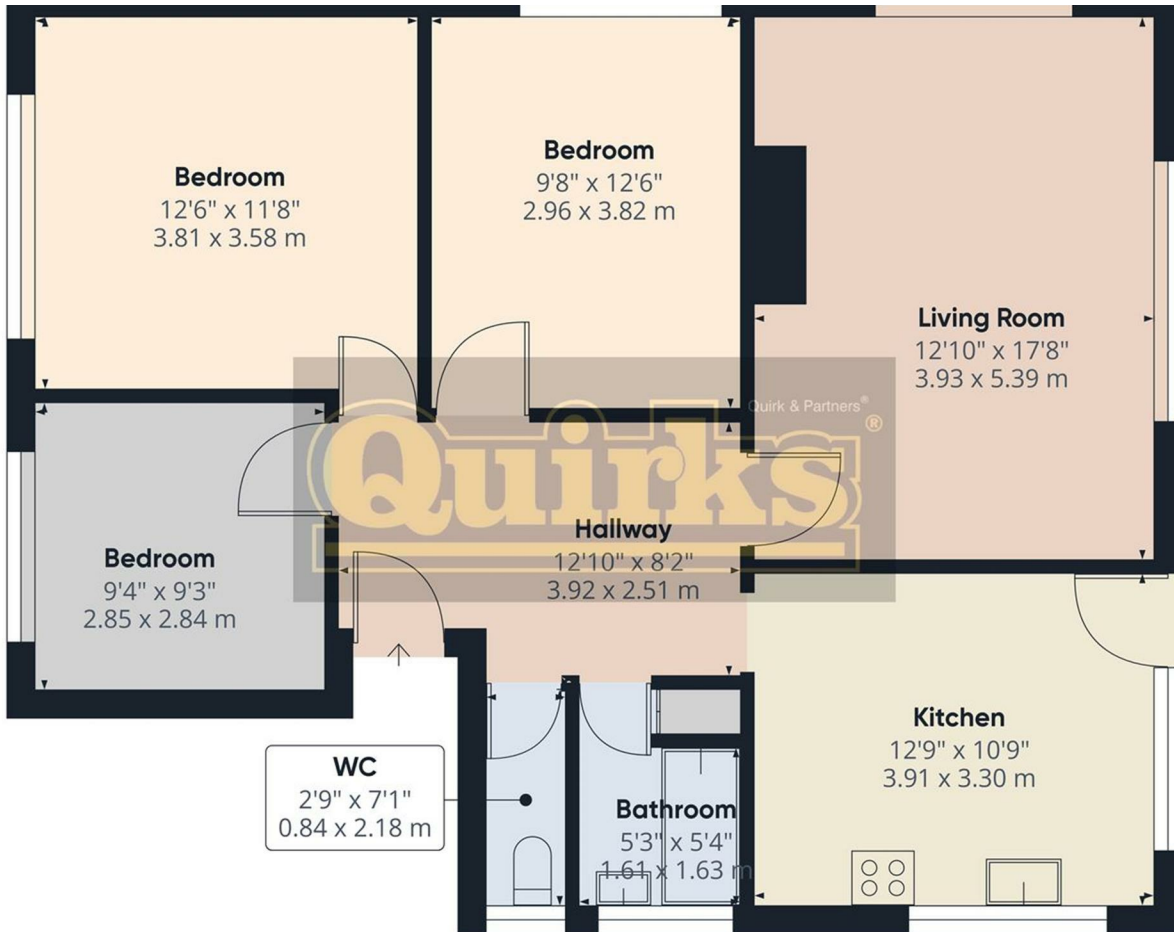




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 area¹
897.37 ft²
83.37 m²

(1) Excluding balconies and terraces

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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