



Kingley Close, Wickford

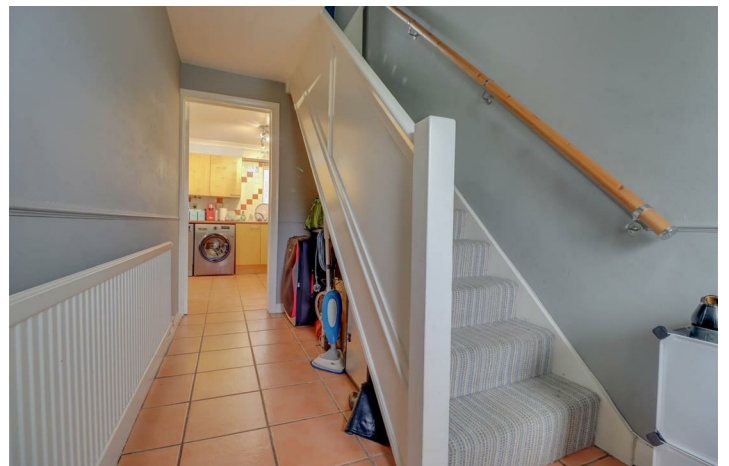
£375,000

- Living Room 16' x 15'
- Conservatory 14'10 x 11'6
- Bathroom
- Integral Garage
- Kitchen/Diner 16'2 x 10'
- 4 Bedrooms
- Garden to Rear
- Driveway to Front

4 BEDROOM TOWN HOUSE. INTEGRAL GARAGE. DRIVEWAY. 16'2 KITCHEN/DINER. 14'10 CONSERVATORY. 16' LIVING ROOM. Situated in a popular location off the London Road side of Wickford within easy access of farmland and town centre with mainline station is this 4 bedroom town house benefitting from accommodation including kitchen/diner 16'2 x 10', conservatory 14'10 x 11'6, living room 16 x 15', bedroom 4 10' x 9' and bathroom to first floor with 3 further bedrooms to the second floor. The property's specification includes majority double glazed windows and gas fired radiator heating, garden to rear with integral garage and driveway providing off street parking. Basildon Council Tax Band F. EPC Rating D.



Council Tax Band: F



CANOPY PORCH

Double glazed opaque door and double glazed panelling to:

ENTRANCE HALL

Radiator (untested). Tiling to floor extending to:

KITCHEN/DINER

16'2" x 10'0"

Window to rear. 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 washing machine, dishwasher and range style cooker. Radiator (untested). Coved ceiling. Double glazed patio doors to:

CONSERVATORY

14'10" x 11'6"

Brick base with double glazed windows to sides and rear. Double glazed doors to rear garden. Electric heater (untested). Tiling to floor.

STAIRS TO FIRST FLOOR LANDING

Doors to:

BATHROOM

7'0" x 5'8"

Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand

basin and panel enclosed bath unit with shower (untested). Extensive tiled surround. Chrome radiator/rail (untested).

BEDROOM FOUR

10'0" x 9'0"

Double glazed window to rear. Radiator (untested). Airing cupboard housing lagged cylinder (untested).

LIVING ROOM

16'0" x 15'0"

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

SECOND FLOOR LANDING

Doors to:

BEDROOM ONE

14'2" x 10'8"

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

BEDROOM TWO

14'8" x 7'8"

Double glazed window to rear. Radiator (untested).

BEDROOM THREE

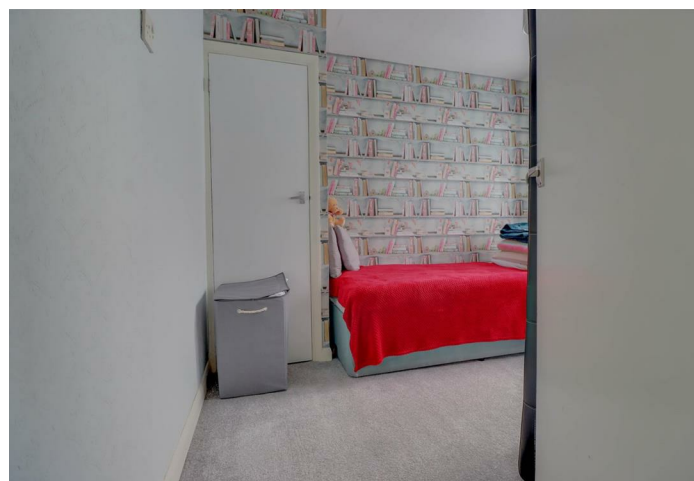
10'0" x 8'2"

Double glazed window to rear. Radiator (untested).

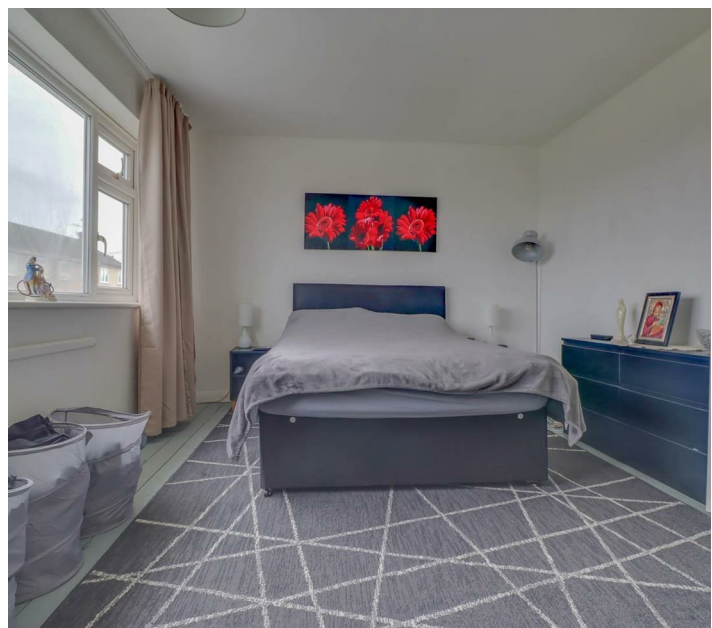
REAR GARDEN

Steps leading to lawn area. Fencing to side and rear boundaries. Shed.

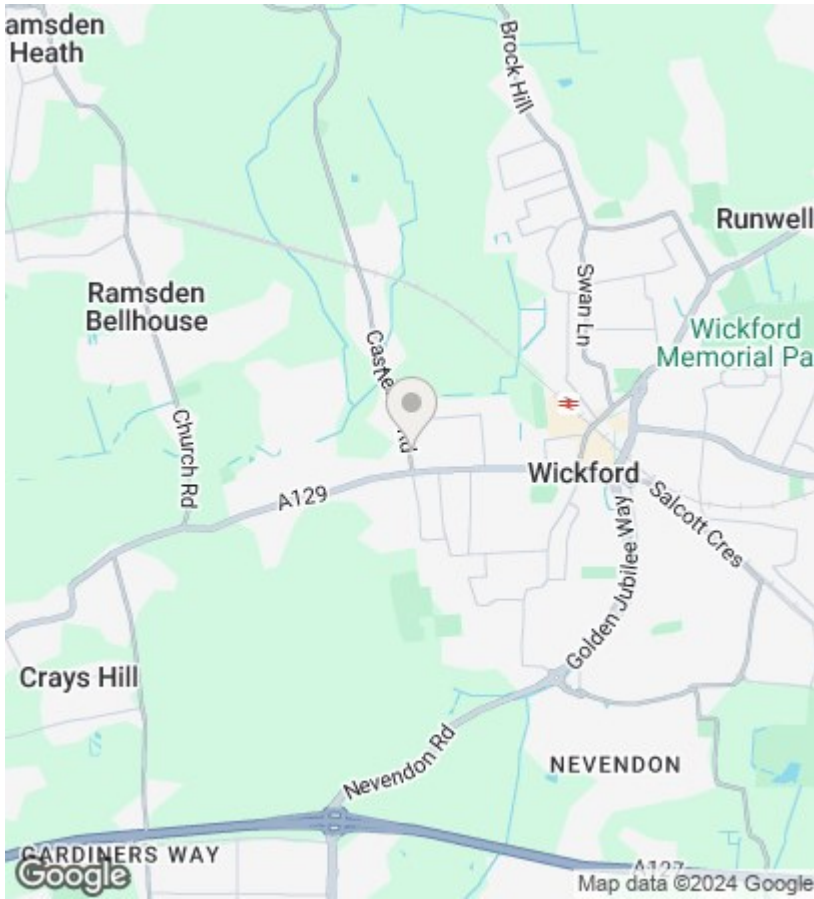
INTEGRAL GARAGE



Up and over door to front. Independent driveway to front providing off street parking.







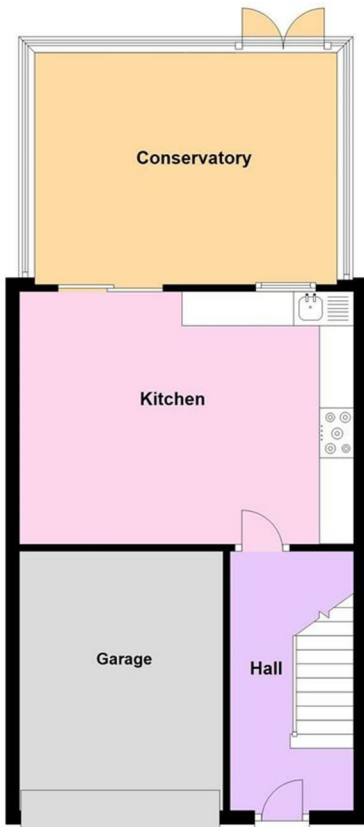
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

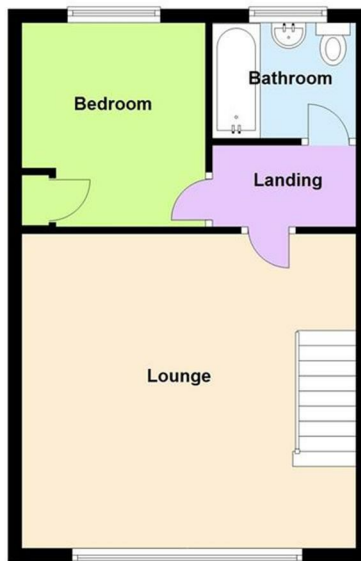
Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Second Floor

Approx. 38.2 sq. metres (411.3 sq. feet)

