



Kingley Drive, Wickford

£450,000

- Kitchen/Diner 17'8 x 9'2
- 2 Ground Floor Bedrooms
- 2 First Floor Bedrooms
- Garden to Rear
- Living Room 19' x 10'10
- Ground Floor Bathroom
- First Floor Bathroom
- No Onward Chain

4 BEDROOM SEMI-DETACHED CHALET. 2 BATHROOMS. 2 GROUND FLOOR BEDROOMS. 2 FIRST FLOOR BEDROOMS. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated in an established location on the London Road side of Wickford is this 4 bedroom semi-detached chalet benefitting from accommodation including living room 19' x 10'10", kitchen/diner 17'8 x 9'2", 2 ground floor bedrooms with ground floor bathroom, 2 first floor bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear approaching 45ft with driveway to front providing off street parking. NO ONWARD CHAIN.



Council Tax Band: D



Double glazed opaque door at side to:

ENTRANCE HALL

Two radiators (untested). Downlighters to ceiling. Laminate finish to floor.

BEDROOM

10'6 x 9'2

Double glazed window to front. Radiator (untested). Mirror fronted wardrobe cupboard's. Coved ceiling. Built in cupboards housing gas fired boiler (untested).

BEDROOM

11' x 10'10

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

GROUND FLOOR

BATHROOM

7'6 x 6'

Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiled surround. Radiator/rail (untested).

KITCHEN/DINER

17'8 x 9'2

Double glazed window to side. Double glazed French doors and double glazed panelling to rear garden. 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. Built in oven, grill, hob and extractor fan (all untested). Integrated fridge freezer,

dishwasher and washing machine (all appliances untested). Tiling to floor and surround. Downlighters to ceiling. Radiator (untested).

LIVING ROOM

19' x 10'10

Double glazed French doors and double glazed panelling to rear garden. Radiator (untested).

FIRST FLOOR LANDING

BEDROOM

10'10 x 7'8

Double glazed window to front. Radiator (untested). Access to eaves loft space.

BEDROOM

17'4 x 13'2

Two double glazed windows to rear. Two radiators (untested). Fitted wardrobe cupboards. Coved ceiling. Built in storage cupboard.

BATHROOM NO.2

Four piece suite comprising of low level WC, wash hand basin, double ended bath unit and shower cubicle. Extensive tiling to floor and walls. Radiator (untested).

REAR GARDEN

approaching 45ft

Commencing with paved patio to immediate rear with remainder laid to lawn. Shed. Garden store.

DRIVEWAY

The property has a shared access with driveway to front providing off street parking.



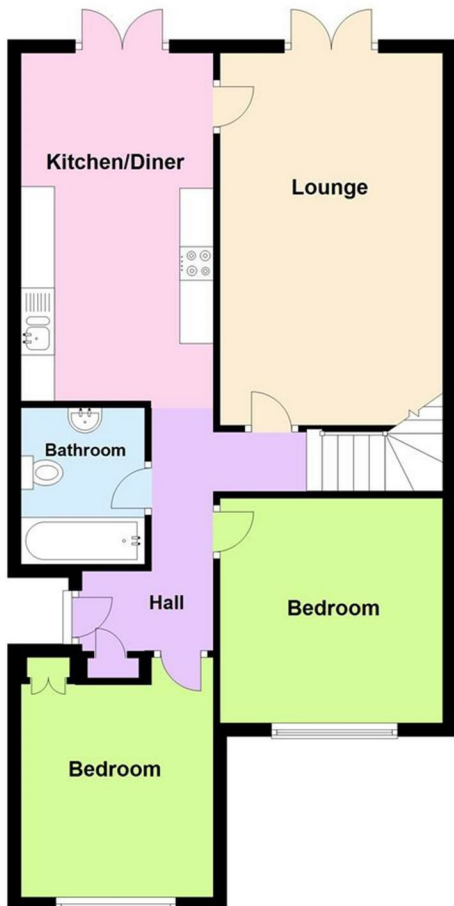


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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	

Approx. 69.1 sq. metres (743.6 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)

