



Friern Place, Wickford

£625,000

- Living Room 16'6 x 12'2
- Kitchen/Breakfast Room 14'8 x 8'8
- 4 First Floor Bedrooms
- Corner Plot
- Dining Room 13' x 9'10
- Utility Room 16' x 6'8
- En-suite Bathroom & Shower Room
- Attached Garage & Double Driveway

4 BEDROOM DETACHED. ATTACHED DOUBLE GARAGE & DOUBLE DRIVEWAY. 16'6" LIVING ROOM. 13' DINING ROOM. 14'8" KITCHEN/BREAKFAST ROOM. Situated in a popular cul-de-sac location on the London Road side of Wickford close to town centre and mainline station is this 4 bedroom detached property benefitting from accommodation including living room 16'6" x 12'2", dining room 13' x 9'10", kitchen/breakfast room 14'8" x 8'8", utility room 16' x 6'8", 4 first floor bedrooms, en-suite bathroom, family shower room and ground floor cloakroom. The property's specifications include double glazed windows and gas fired radiator heating (untested) garden to rear, attached double garage and double driveway to front providing off street parking.



Council Tax Band: F



CANOPY PORCH

Part glazed door to:

ENTRANCE HALL

Radiator (untested).
Coved ceiling. Under stairs cupboard.

CLOAKROOM

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

LIVING ROOM

16'6 x 12'2
Double glazed half bay window to rear. Radiator in casement surround (untested). Fireplace. Coved ceiling. Archway to:

DINING ROOM

13' x 9'10
Double glazed French doors and panelling to rear garden. Radiator in casement surround (untested). Coved ceiling.

KITCHEN/BREAKFAST ROOM

14'8 x 8'8
Double glazed windows to front and side. Radiator (untested). Extensive range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink

unit. Integrated fridge (untested). Built in oven, hob and extractor fan above (all untested).

UTILITY ROOM

16' x 6'8
Double glazed window and double glazed door to rear garden. Additional units with Butler sink. Updated boiler (untested). Space for washing machine and fridge freezer. Tiled surround.

FIRST FLOOR LANDING

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

BEDROOM ONE

11' x 10'
Double glazed window to rear. Fitted wardrobe cupboards.

EN-SUITE BATHROOM

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

BEDROOM TWO

10'8 x 9'10
Double glazed window to front. Radiator (untested). Fitted wardrobe



cupboards and drawers. Second access to En-Suite Bathroom.

BEDROOM THREE

8'10 x 8'2

Double glazed window to side. Radiator (untested). Fitted wardrobe cupboard.

BEDROOM FOUR

8'9 x 6'

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

SHOWER ROOM

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and shower cubicle. Radiator/rail (untested). Extensive tiled surround.

REAR GARDEN

Situated on a corner plot commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Conifer screen. Fencing to side and rear boundaries. Garden to side. 2 sheds.

ATTACHED DOUBLE GARAGE

17'6 x 17'2

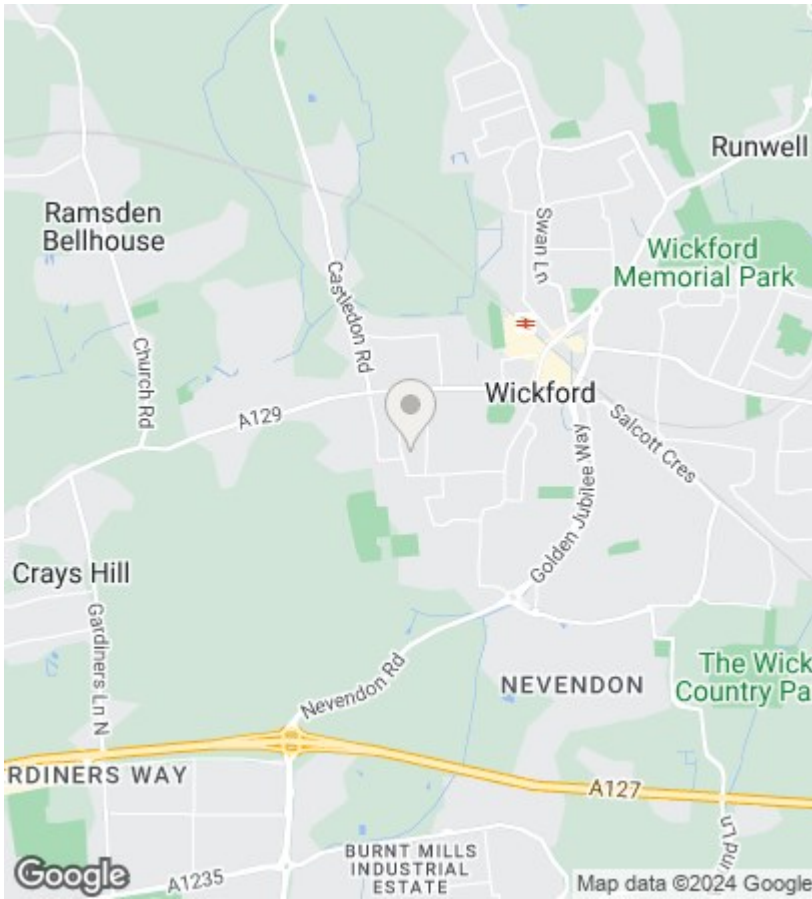
Dual up and over door to front. Double glazed window to side. Power and light connected (untested).

DOUBLE DRIVEWAY

The property benefits from double driveway to front providing off street parking.








EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(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. 85.7 sq. metres (922.4 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.3 sq. feet)

