



## Swan Lane, Wickford

Offers Over £535,000

- LOUNGE 19'5 x 12'5
- KITCHEN & UTILITY - GRANITE TOPS
- STUDY 10' x 6'
- EN-SUITE + SHOWER ROOM
- DINING ROOM 11'5 x 9'6
- GARAGE - OWN DRIVE
- 4 DOUBLE BEDROOMS
- 65' WESTERLY GARDEN

4 LARGE BEDS, 19'5 LOUNGE, 11'5 DINING ROOM, 10' STUDY, 10'6 REFITTED KITCHEN, UTILITY, CLOAKROOM, 65' WESTERLY GARDEN, SHOWER ROOM & EN-SUITE, GARAGE. Situated within walking distance of town centre and mainline station is this 4 bedroom link-detached property benefitting from accommodation including lounge 19'5 x 12'5, dining room 11'5 x 9'6, kitchen 10'6 x 9'6, utility room 10' x 5'8, 4 first floor bedrooms, en-suite shower room, large wet room shower and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) westerly garden to rear with workshop, detached garage & driveway providing off street parking. Basildon Council Tax Band F. EPC Rating C.



Council Tax Band: F



Glazed door to:

#### ENTRANCE PORCH

Double glazed window to front.  
Double glazed door to:

#### ENTRANCE HALL

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

#### CLOAKROOM

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

#### REFITTED KITCHEN

10'6" x 9'6"  
Double glazed window to front.  
Double glazed door to side. Refitted hi-gloss handle less base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, grill, hob and extractor fan above (all untested). Additional upright storage cupboard. Recess for dishwasher. Downlighters and uplighters. Tiling to floor. Gas fired boiler (untested).

#### REFITTED UTILITY ROOM

10'0" x 5'8"  
Double glazed door to rear garden. Additional refitted base and wall mounted cupboards with Granite work tops. Space for fridge freezer, washing machine and tumble dryer. Coved ceiling. Tiling to floor.

#### STUDY

10'0" x 6'0"  
Double glazed window to front. Radiator (untested). Coved ceiling. Storage cupboard.

#### DINING ROOM

11'5" x 9'6"  
Double glazed window to side. Radiator (untested). Glazed double doors to:

#### LOUNGE

19'5" x 12'5"  
Double glazed window and double glazed patio doors to rear garden. Two radiators (untested). Feature exposed brick work. Coved ceiling.

#### FIRST FLOOR LANDING

Coved ceiling. Access to loft with ladder. Airing cupboard.

#### BEDROOM 1

11'9" x 10'1"  
Double glazed window to rear. Radiator (untested). Coved ceiling.

#### EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Tiled surround. Extractor fan (untested).

#### BEDROOM 2

11'9" x 9'5"  
Double glazed window to rear. Radiator (untested). Coved ceiling.

#### BEDROOM 3

13'5" x 9'8"  
Double glazed window to front. Radiator (untested). Built in double wardrobe cupboard and eaves storage

#### BEDROOM 4

10'7" x 8'10"  
Double glazed window to front. Radiator (untested). Coved ceiling.

#### REFITTED SHOWER ROOM

Double glazed opaque window to side. Refitted suite comprising of low level WC, wash hand basin and wet room style shower. Radiator/rail (untested).

#### WESTERLY REAR GARDEN

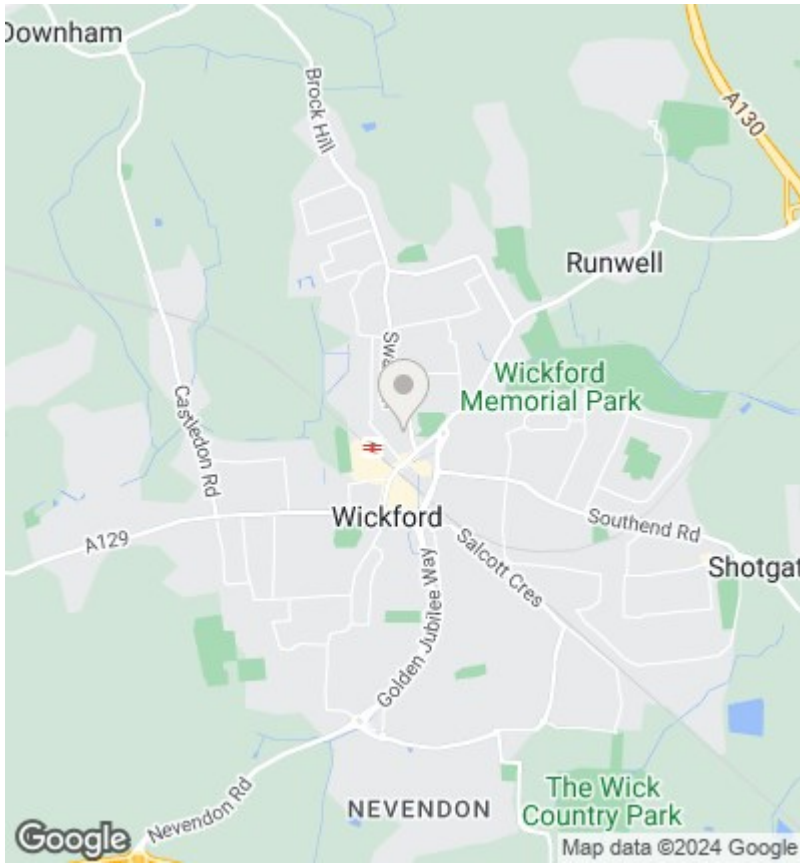
65'0"  
Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders and 3 trees. workshop 20' x 8' with power and light connected (untested). Access via path and gate to side. Access to utility. Outside lights (untested). Awning.

#### GARAGE WITH OWN DRIVEWAY

Power and light connected (untested). Independent driveway providing off street parking.

#### CLOSE TO TOWN & STATION



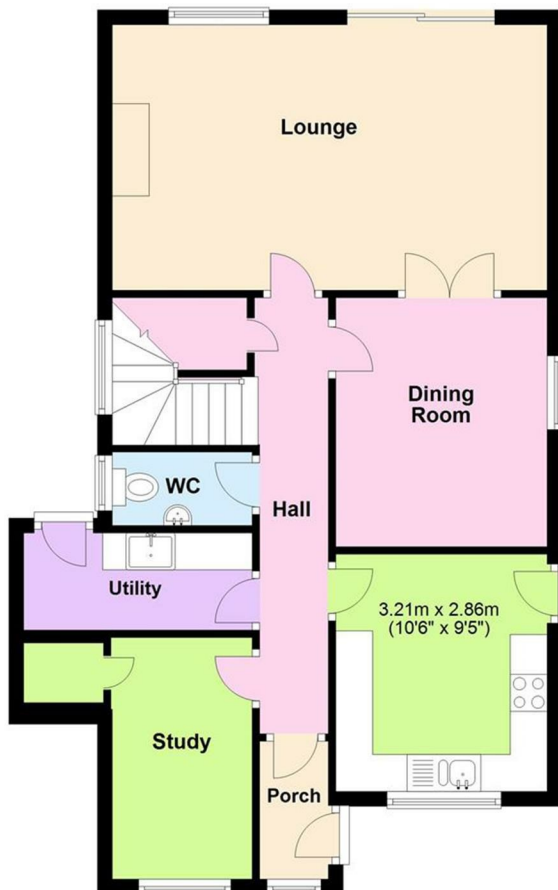


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx. 67.5 sq. metres (726.6 sq. feet)



Approx. 60.0 sq. metres (645.8 sq. feet)

