



Kingsley Meadows, Wickford

Offers Over £450,000

- Lounge 17'2 x 12'4
- Kitchen/Breakfast Room 16'2 x 11'4
- 3 First Floor Bedrooms
- Garden to Rear
- Basildon Band E
- Dining Room 11'6 x 8'
- Utility Room 7'6 x 5'2
- En-suite, Bathroom & Cloakroom
- Attached Garage & Driveway

3 BEDROOM DETACHED. 17'6 LOUNGE. 16'2 KITCHEN/BREAKFAST ROOM. UTILITY ROOM. REFITTED EN-SUITE & BATHROOM. GARAGE. Situated in this popular cul-de-sac location on the Nevendon Road side of Wickford is this 3 bedroom detached property benefitting from accommodation including lounge 17'6 x 12'4, dining room 12' x 8', kitchen/breakfast room 16'2 x 11'2, utility room, 3 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested), pleasant garden to rear and attached garage with independent driveway providing off street parking. Basildon Council Band E.



Council Tax Band: E



Double glazed door to:

ENTRANCE HALL

Radiator (untested).

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Radiator/rail (untested). Tiled splashback.

LOUNGE

17'2 x 12'4

Double glazed bay window to front. Two radiators (untested). Archway to:

DINING ROOM

11'6 x 8'

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

KITCHEN/BREAKFAST ROOM

16'2 x 11'4

Double glazed window and double glazed French doors to rear garden. Two radiators (untested). 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. Glazed display cupboards. Built in oven, hob and extractor fan above (all untested). Tiling to floor and surround. Access to loft. Under stairs cupboard.

UTILITY ROOM

7'6 x 5'2

Double glazed door to side. Additional base and wall mounted units. Space and provision for washing machine and tumble dryer. Gas fired boiler (untested). Access to loft.

FIRST FLOOR LANDING

BEDROOM ONE

12'4 x 8'4

Double glazed window to rear. Radiator (untested).

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

9'2 x 9'

Double glazed window to front. Radiator (untested).

BEDROOM THREE

8'10 x 6'6

Double glazed window to rear. Radiator (untested).

BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extractor fan and shaver point (both untested).

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Shed. Access via path and gate to side. Outside tap and lights (untested).

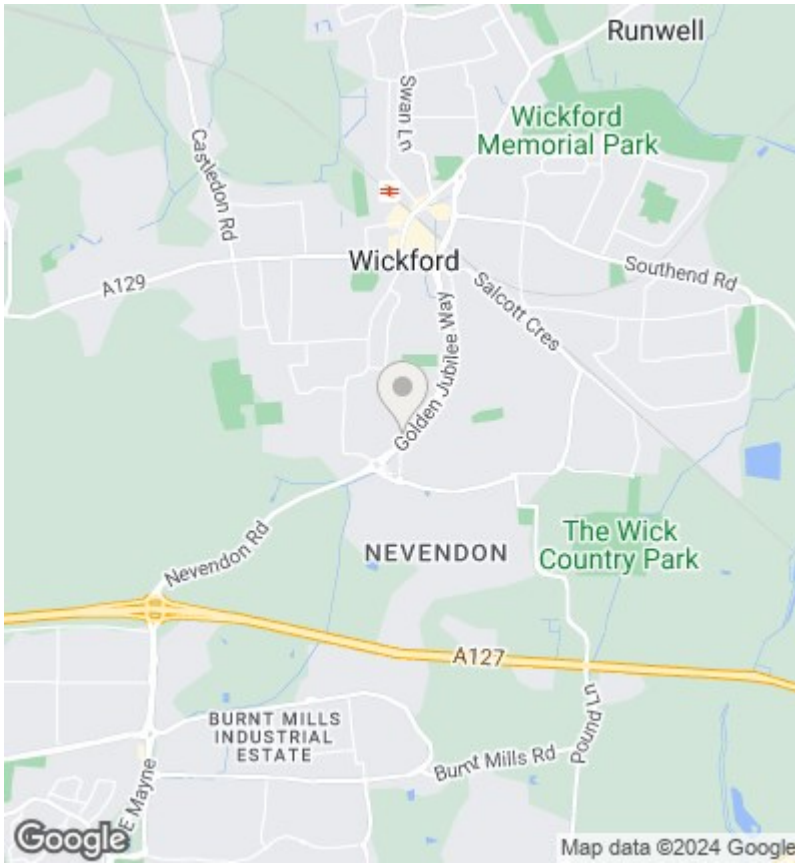
ATTACHED GARAGE

Up and over door to front. Power and light connected.

INDEPENDENT DRIVEWAY

The property benefits from independent driveway providing off street parking.

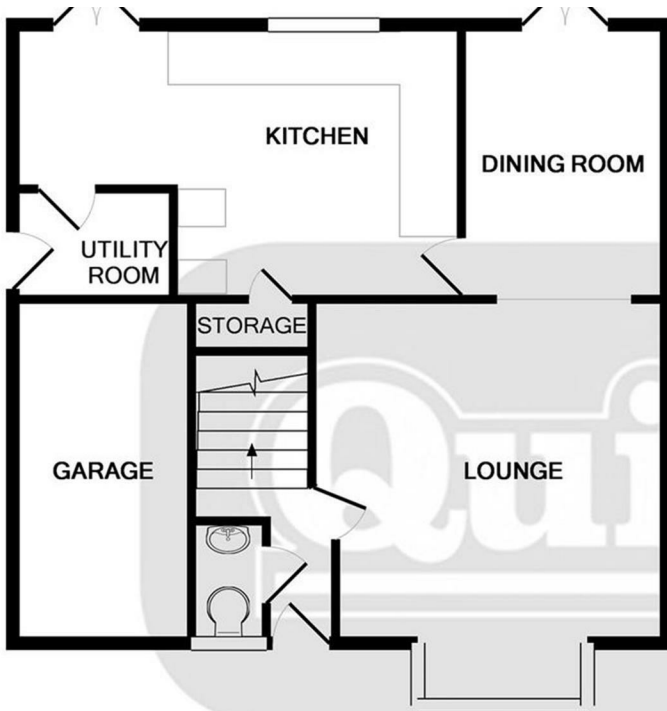




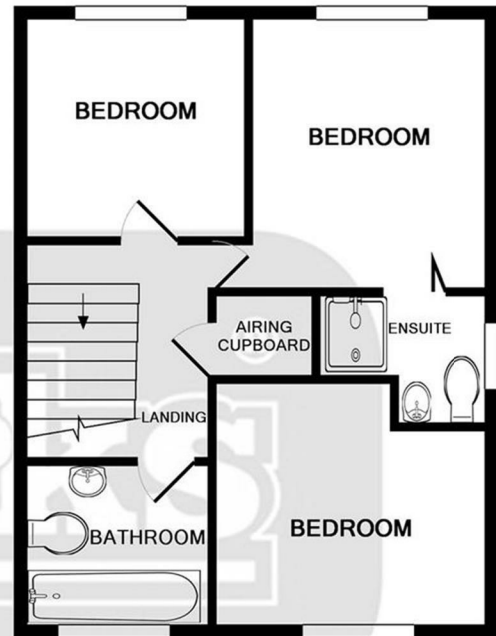
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(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



1ST FLOOR

This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Matrix #12017