



## South Hanningfield Way, Runwell, Wickford

Offers Over £600,000

- Living Room 15'6 x 11'
- Kitchen/Utility 8' x 7'6
- 2 First Floor Bedrooms
- Additional 400' plot to rear (STLS)
- Kitchen/Diner 21'8 x 11'10
- 2 Ground Floor Bedrooms
- 100ft Garden to Rear
- Bathroom & Shower Room



SOUGHT AFTER RUNWELL LOCATION. SPACIOUS 4 BED DETACHED CHALET WITH LARGE GARDEN AND ADDITIONAL 400' PLOT (STLS) TO REAR. 21'8 LOUNGE. 15'6 KITCHEN. BATHROOM + SHOWER ROOM. ADDITIONAL 8' UTILITY ROOM. DETACHED GARAGE AND LONG DRIVE. Situated in a sought after Runwell location close to open farmland yet within easy access of Wickford Town and station is this deceptively spacious 4 bedroom detached chalet. With versatile accommodation including 2 beds to both ground and first floor and spacious 21'8 Kitchen/Diner, 15'6 Lounge, Bathroom and Shower room and 8' Utility an early inspection is strongly recommended. The property benefits from 100' garden plus additional half 400' plot to rear with road access (STLC) with long driveway to front. EPC Rating C, Chelmsford Council band D.



Council Tax Band: D



Part glazed opaque door and panelling to:

#### ENTRANCE HALL

Laminate finish to floor. Access to loft.

#### BEDROOM

11' x 11'  
Double glazed window to front. Radiator (untested).

#### SHOWER ROOM

8'6 x 5'8  
Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail (untested).

#### BEDROOM

11'4 x 11'  
Double glazed window to front. Radiator (untested).

#### KITCHEN/UTILITY

8' x 7'6  
Double glazed window and double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in oven, hob and extractor fan above (all untested). Tiling to floor and surround. Cupboard housing dishwasher. Integrated fridge freezer (untested). Gas fired boiler (untested).

#### INNER HALL

11' x 7'6  
Radiator (untested). Fitted storage cupboards. Stable door to side.

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin.

#### LIVING ROOM

15'6 x 11'  
Two opaque circular windows to side. Fireplace incorporating wood burner. Downlighters to ceiling. Radiator (untested). Open plan to:

#### KITCHEN/DINER

21'8 x 11'10  
Double glazed window and double glazed French doors 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. Breakfast bar. Wine fridge, integrated fridge freezer and dishwasher (all appliances untested). Built in dual ovens, hob and extractor fan above (all untested). Downlighters to ceiling. Radiator (untested).

#### FIRST FLOOR LANDING



## BEDROOM

12'10 x 10'4

Double glazed window to rear. Double glazed Velux style window to side. Radiator (untested). Fitted wardrobe cupboards.

## BEDROOM

13'6 x 13'6

Double glazed Velux style window to both sides. Radiator (untested). Built in eaves storage cupboard.

## BATHROOM

7'6 x 6'10

Double glazed opaque window to side. Three piece suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Tiling to floor and surround.

## LARGE REAR GARDEN

approaching 100ft

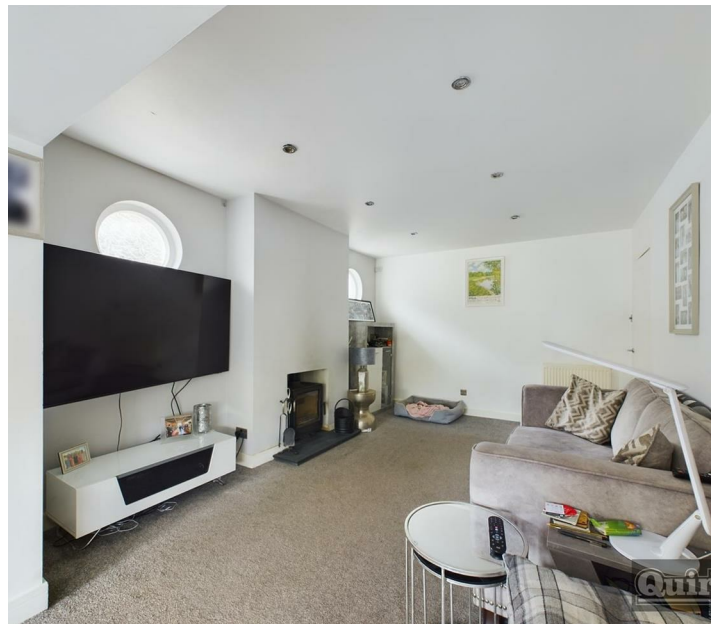
Commencing with extensive paved patio to immediate rear and gravel area with remainder laid to large lawn area. Shed. Gate to:

## ADDITIONAL 400' PLOT TO REAR

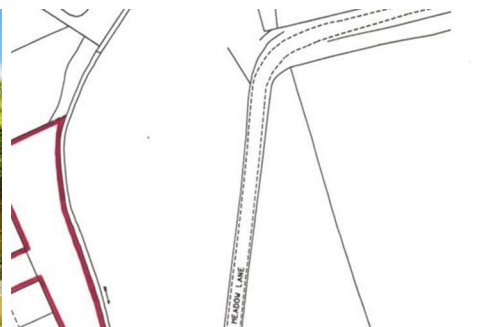
We understand from the seller the sale will include an additional plot to rear of approximately 400' (STLS) which has access from Meadow Lane.

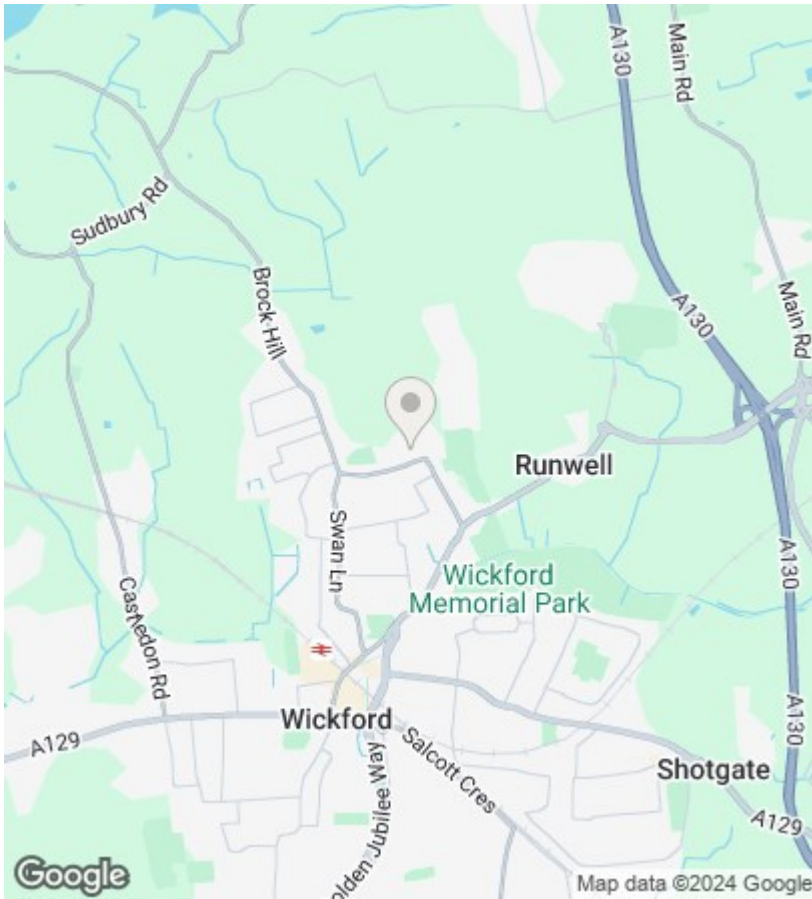
## DETACHED GARAGE

## DRIVEWAY TO FRONT









EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

