



## Southend Road, Wickford

£800,000

- Lounge 18'8 x 12'10
- Kitchen/Diner 19'4 x 17'
- 5 First Floor Bedrooms
- Integral Garage & Driveway
- Study 11' x 10'4
- Utility/Laundry Room 6'6 x 6'4
- Cloakroom, En-suite & Bathroom
- 1/4 Acre

5 BEDROOM DETACHED PROPERTY. CLOAKROOM, EN-SUITE & BATHROOM. 1/4 OF AN ACRE GARDEN. INTEGRAL GARAGE. DRIVEWAY TO FRONT PROVIDING AMPLE OFF STREET PARKING. Located on the Southend Road set within easy access of town centre, mainline station, park and schools is this 5 bedroom detached property benefitting from accommodation including lounge 18'8 x 12'10, study 11' x 10'4, snug 11'10 x 10'6, kitchen/diner 19'4 x 17', utility/laundry room 6'6 x 6'4, 5 first floor bedrooms, en-suite shower room and family bathroom. The property's specification includes double glazed windows including feature stained glass windows and gas fired radiator heating (untested) new carpets, new boiler (untested), enjoying 1/4 of acre garden and driveway to front providing off street parking.



Council Tax Band:



Double glazed opaque door to:

#### ENTRANCE HALL

Opaque window to front. Radiator (untested). Under stairs cupboard. Built in cloaks cupboard.

#### LOUNGE

18'8 x 12'10

Double glazed windows to front and rear. Double glazed door to garden. Additional double glazed windows to front and side. Two radiators (untested). Fireplace.

#### STUDY

11' x 10'4

Double glazed window to rear. Radiator (untested). Parquet finish to floor.

#### SNUG

11' x 10'4

Double glazed window to rear. Internal door to garage.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin.

#### UTILITY/LAUNDRY ROOM

6'6 x 6'4

Wall units with work surface. Space for washing machine and tumble dryer. Gas fired boiler (untested) - fitted in 2023.

#### KITCHEN/DINER

19'4 x 17'

Two double glazed windows to rear. Double glazed French door and panelling to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset Butler sink with cupboard beneath. Island unit. Wine store. Recess for range style cooker. Integrated dishwasher (untested). Tiled surround. Solid wood finish to floor.

#### FIRST FLOOR LANDING

Double glazed window to front. Access to loft with ladder. Coved ceiling.

#### BEDROOM ONE

17' x 15'10

Two double glazed windows to rear. Double glazed French doors to Juliet balcony to side. Walk in wardrobes. Radiator (untested). Coved ceiling.

#### EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin, bath unit and shower cubicle. Coved ceiling. Radiator (untested).



## BEDROOM TWO

18' x 12'10

Double glazed windows to front, rear and side.  
Two radiators (untested).

## BEDROOM THREE

15'4 x 12'10

Two double glazed windows to front. Radiator  
(untested). Coved ceiling.

## BEDROOM FOUR

11' x 10'6

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

## BEDROOM FIVE

11'10 x 6'6

Double glazed window to rear. Radiator  
(untested). Coved ceiling.

## SPACIOUS BATHROOM

7'10 x 7'4

Double glazed opaque window to front. Four  
piece suite comprising of low level WC, vanity  
wash hand basin, footed bath unit and  
independent shower cubicle. Radiator/rail  
(untested). Coved ceiling. Upright radiator  
(untested).

## REAR GARDEN

approaching 1/4 acre

Commencing with paved patio to immediate  
rear with remainder laid to lawn with flower  
and shrub borders. Summerhouse. Wide access  
to side with double gates. Shed.

## GARAGE

20'3 x 17'10

Electric double doors (untested). Power and  
light connected (untested).

## DRIVEWAY TO FRONT


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







EPC Rating:

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

**Ground Floor**  
Approx. 124.3 sq. metres (1338.3 sq. feet)



**First Floor**  
Approx. 121.9 sq. metres (1311.9 sq. feet)

