









# 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  $18'8 \times 12'10$ , study  $11' \times 10'4$ , snug  $11'10 \times 10'6$ , kitchen/diner  $19'4 \times 17'$ , utility/laundry room  $6'6 \times 6'4$ , 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). Parguet 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.















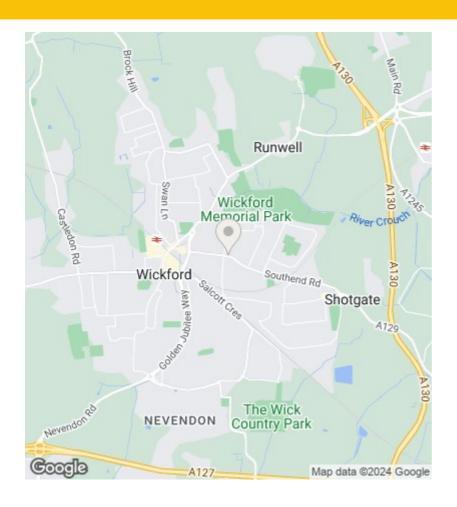












## **EPC** Rating:

