

## Downham Road, Wickford

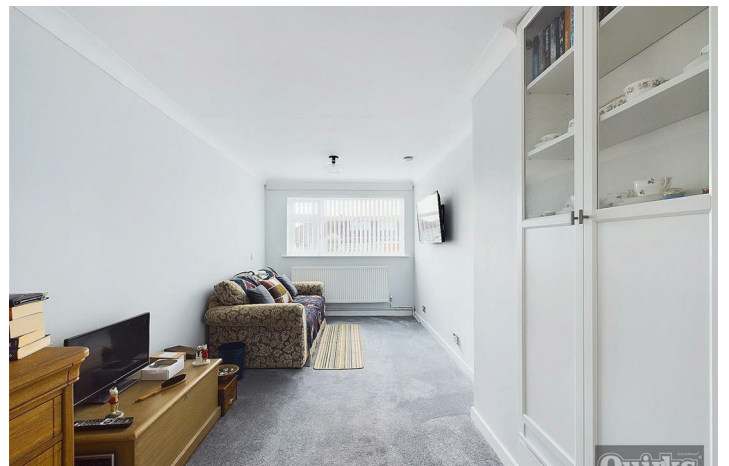
Offers Over £575,000

- Living Room 19'6 x 11'10
- Dining Room 10' x 9'6
- Ground Floor Shower Room
- 2 First Floor Bedrooms
- Extensive Driveway
- Kitchen 19' x 8'4
- Ground Floor Bedroom 13'8 x 8'10
- Bedroom/Sitting Room 16'8 x 8'2
- 80ft Garden to Rear
- Chelmsford Council Tax Band E -- EPC - C

MUCH IMPROVED AND DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED CHALET WITH LARGE 80' GARDEN, DOUBLE GARAGE AND WORKSHOP. 19'6" LOUNGE, 19' KITCHEN, 10' DINING ROOM, 16'8" SITTING ROOM/BED 4, REFITTED SHOWER ROOM AND EN-SUITE, REFURBISHED THROUGHOUT. Situated in a sought after area off Brock Hill is this extended and versatile detached chalet benefiting from large 80' rear garden with double garage, workshop and shed. The property has been refurbished and much improved throughout with 19'6" Living Room, 19' Kitchen, 3 double Bedrooms and 16'8" Sitting Room/Bed 4. With refitted ground floor shower room and new en-suite an early inspection is recommended. Chelmsford Council Tax Band E.



Council Tax Band: E



Double glazed opaque door at side and panelling to:

#### ENTRANCE HALL

Radiator (untested). Under stairs cupboard. Coved ceiling. Tiling to floor. Cloaks storage cupboard.

#### LIVING ROOM

19'6 x 11'10 (narr 8'8)  
Two double glazed windows to front. Two radiators (untested). Coved ceiling.

#### GROUND FLOOR SHOWER ROOM

Skylight. Suite comprising of low level WC, vanity wash hand basin and large shower cubicle. Tiling to floor and surround. Storage drawers and cupboard. Upright radiator (untested). Extractor fan (untested).

#### BEDROOM 3

13'8 x 8'10  
Double glazed French doors to rear garden. Two upright radiators (untested).

#### UPDATED KITCHEN

19' x 8'4  
Double glazed window to rear. 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. Space for fridge freezer, washing machine and dishwasher. Built in oven, grill, hob and extractor fan above (all untested). Tiled surround. Updated boiler (untested). Tiling to floor extending to:

#### DINING ROOM

10' x 9'6  
Double glazed windows to rear and side. Double glazed French doors and double glazed panelling to rear garden. Radiator (untested).

#### SITTING ROOM/BED 4

16'8 x 8'2  
Double glazed windows to front and side. Radiator (untested). Fitted cupboards. Access to loft.

#### FIRST FLOOR LANDING

Access to loft. Airing cupboard.

#### BEDROOM 1

11'8 x 8'4 (+w/robes)  
Double glazed window to front. Radiator (untested). Built in cupboards.

#### EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Extensive tiled surround.



## BEDROOM 2

10'10 x 8'8

Double glazed window to rear. Fitted cupboards. Access to eaves space. Radiator (untested).

## LARGE 80' REAR GARDEN

Established lawn area with raised beds. Fencing to side and rear boundaries. Trees & shrubs.

## DOUBLE LENGTH GARAGE

Access to front and rear with door to side. Power and light connected (untested).

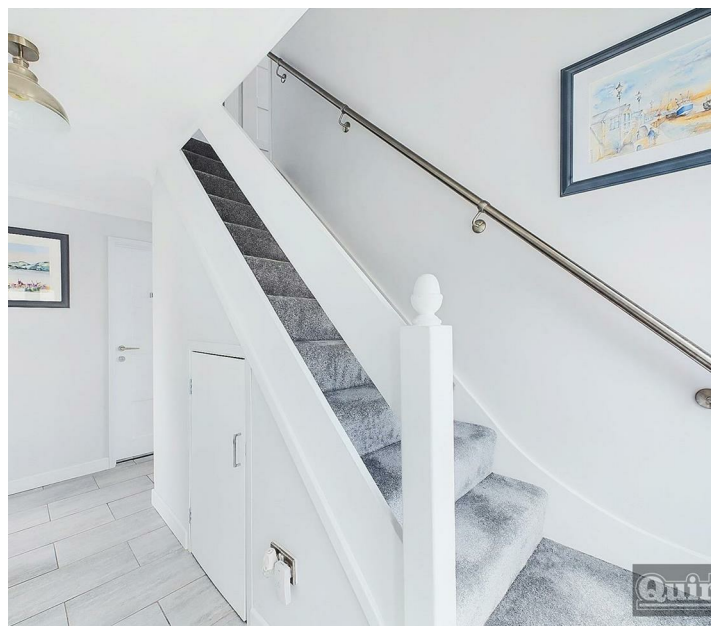
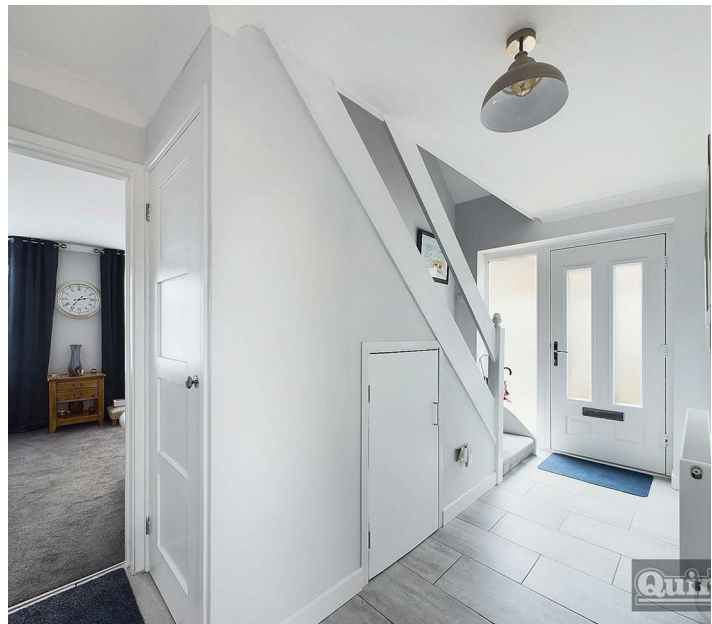
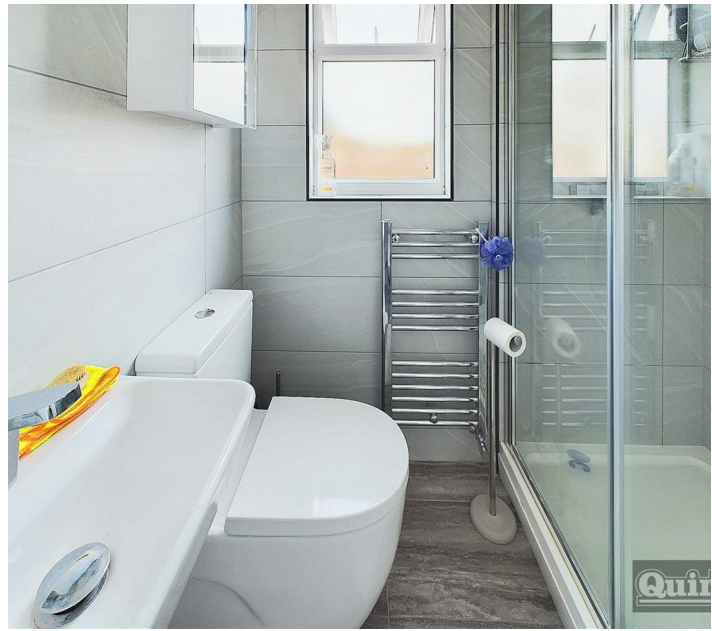
## LARGE RECENTLY BUILT WORKSHOP

19'8" x 9'10"

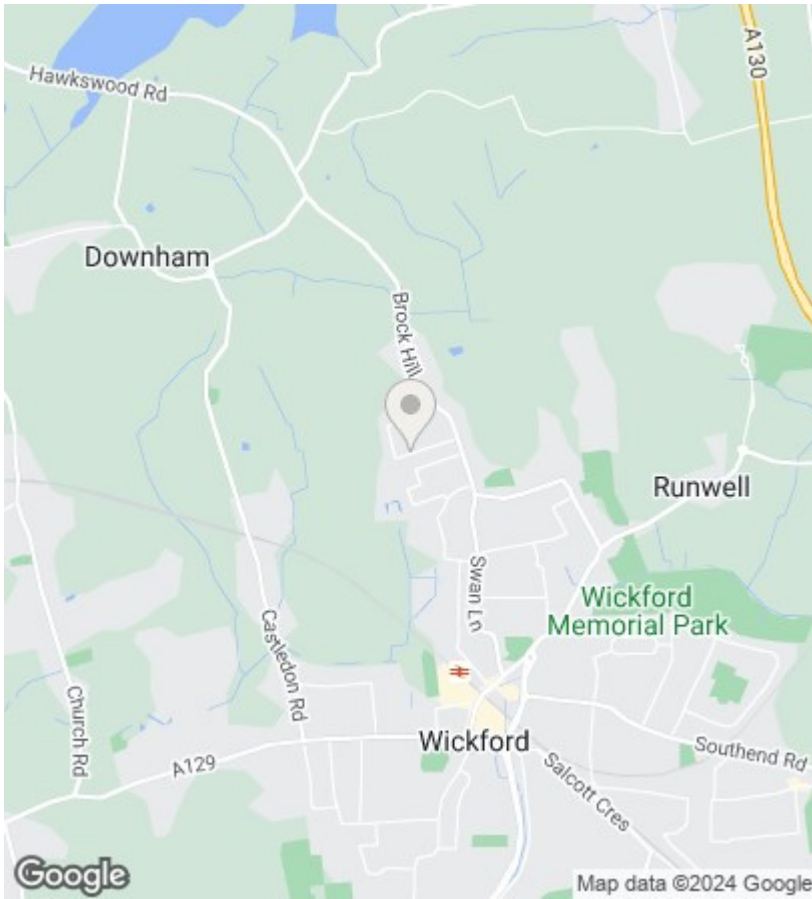
Power and light connected (untested).

## EXTENSIVE DRIVEWAY TO FRONT AND SIDE

The property benefits from extensive driveway providing ample off street parking.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(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	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative 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. Metropix 52017  
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