



## Hill Avenue, Wickford

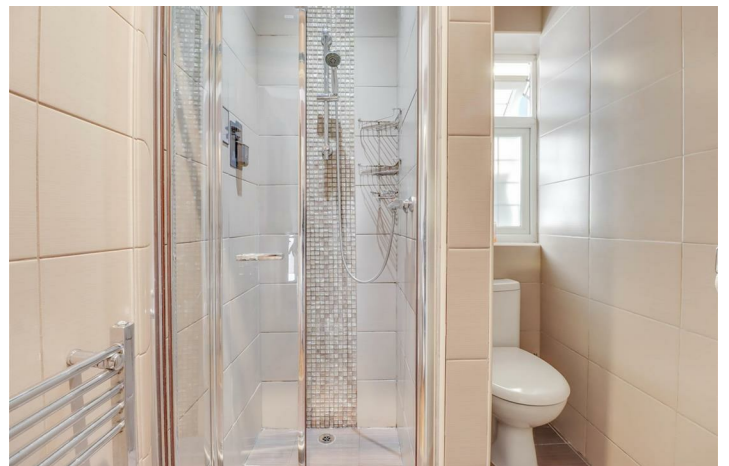
Offers Over £650,000

- Lounge 19'10 x 13'
- 4 Bedrooms
- Utility Room/Gym 40' x 7'8
- Large Garage/Storage
- Kitchen/Dining/Living 25'6 x 13'8
- En-suite & Bathroom
- Large Rear Garden
- In Out Driveway to Front

SPACIOUS 4 BEDROOM DETACHED BUNGALOW ON THIRD OF AN ACRE PLOT, 19'10 LOUNGE WITH LOG BURNER, FEATUTE 25'6 KITCHEN/DINER, BATHROOM & EN-SUITE, 40' GYM/UTILITY, GARAGE/STORAGE TO REAR, IN/OUT DRIVEWAY, CLOSE TO SHOPS, SCHOOL AND PARK. Situated on the Southend Road side of Wickford close to local shops, popular school and park is this deceptively spacious 4 bedroom detached bungalow benefitting from a large plot approaching a third of an acre. The property provides generous 19'10 Lounge, 25'6 Kitchen/Diner with quartz tops and bi-fold doors. The property further benefits from Bathroom and En-suite Shower room, 40' gym/utility with in/out driveway to front and garage/storage to rear.



Council Tax Band: E



Double glazed opaque door at side and double glazed panelling to:

**SPACIOUS ENTRANCE HALL**  
19'3 x 9'8

Radiator in casement surround. Coved ceiling with downlighters.

**BEDROOM 1**

17' x 8'8 (+ wardrobes)  
Double glazed window to front. Fitted wardrobe cupboards. Radiator (untested). Coved ceiling with downlighters.

**EN-SUITE SHOWER ROOM**

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). Downlighters to ceiling.

**BEDROOM 2**

12' x 9'10  
Double glazed windows to front and side. Radiator (untested). Coved ceiling with downlighters.

**BEDROOM 3**

13' x 11'8  
Double glazed window to side. Radiator (untested). Radiator (untested). coved ceiling with downlighters.

**BEDROOM 4/SNUG**

13'8 x 10'  
Double glazed window to rear. Radiator (untested). Coved ceiling with downlighters. Built in storage cupboard.

**GYM/UTILITY ROOM/STORAGE**

40' x 7'8  
Double doors to front and rear. Work surface with single drainer sink unit.



## LOUNGE

19'10 x 13'

Double glazed windows to front and side. Radiator in casement surround (untested). Brick fire place with inset wood burner. Coved ceiling with downlighters.

## FEATURE KITCHEN/DINER/SITTING ROOM

25'6 x 13'8 (wid 19'8)

Tow double glazed windows to side. Double glazed window to rear. Double glazed Bi-folding doors to rear garden. Range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset Butler sink unit with cupboard beneath. Breakfast bar. Built in oven, grill and hob (all untested). Recess for American style fridge freezer. Dual upright radiators (untested). Coved ceiling with downlighters. Tiling to floor.

## ATTRACTIVE BATHROOM

Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiling to walls and floor. Radiator/rail (untested).

## LARGE REAR GARDEN/PLOT

285' x 46' approx

Commencing with extensive decking area to immediate rear with the remainder laid of large lawn area with flower and shrub borders. Pergola. Wide access to side. Vegetable patch. Shed.

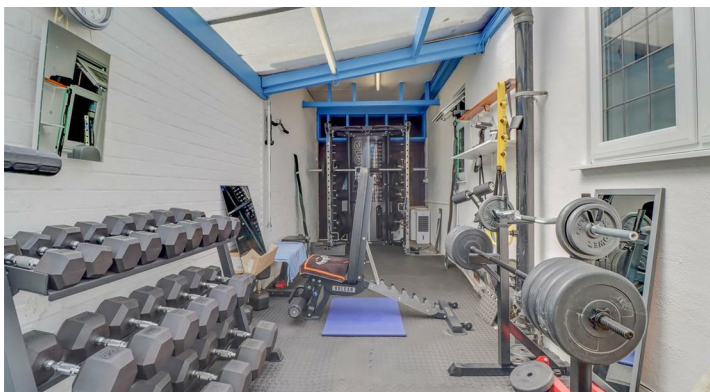
## LARGE GARAGE/STORAGE ROOM

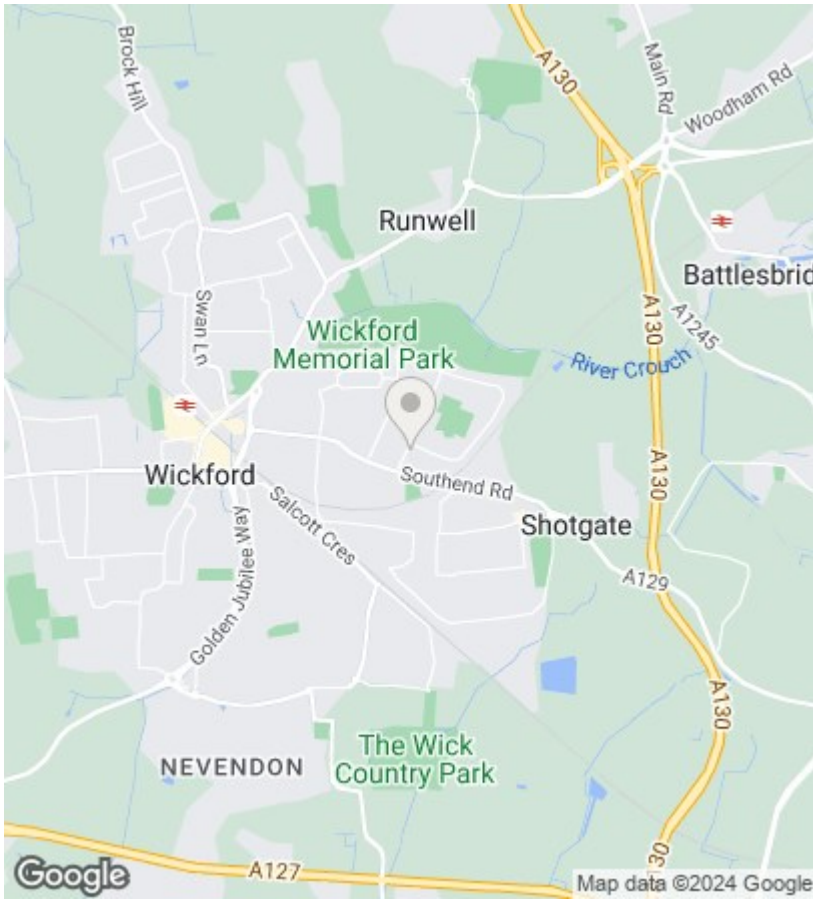
### IN/OUT DRIVEWAY TO FRONT

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

### THIRD ACRE PLOT (STLS)







## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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 