



## Hengist Gardens, Wickford

£390,000

- THREE FIRST FLOOR BEDROOMS
- CABIN/OFFICE/GARDEN ROOM
- DETACHED GARAGE
- DOUBLE GLAZED
- COUNCIL TAX - BASILDON - B
- NEW FLOORING THROUGHOUT GROUND FLOOR
- OFF ROAD PARKING
- MODERN HIGH GLOSS KITCHEN
- GAS CENTRAL HEATING
- EPC - C

A THREE/FOUR BEDROOM SEMI DETACHED CHALET located in a popular location within WICKFORD and being within easy access to the MAINLINE RAILWAY STATION and HIGH STREET. Local SCHOOLS and SHOPS are within reach. The owners have also had constructed a HOME OFFICE or CINEMA ROOM in the garden which has power light and internet so if you work from home this could be very useful. Viewing is advised to avoid disappointment. EPC Rating C, Basildon Council band B



Council Tax Band: B



## PORCH

Double glazed window and doors with further street door to entrance hall, wood effect laminate floorcovering

## ENTRANCE HALL

Wood effect laminate floor covering, base of stairs to first floor, access to under stair storage,

## BEDROOM

### FOUR/RECEPTION

Double glazed window to front, radiator, smooth ceiling , wood effect laminate floor covering

## LOUNGE

Double glazed French doors to garden, open aspect to kitchen, radiator, smooth ceiling

## KITCHEN

Double glazed window to flank, modern range of units to both ground and eye level incorporating roll edged working surfaces with inset sink unit and mixer tap, ceramic tiled floor covering and splash back, smooth ceiling with inset spotlights, built in oven hob and cooker hood over.

## GROUND FLOOR

### SHOWEROOM

Double glazed window to flank, ceramic tiling to

floor and walls, smooth ceiling with inset spotlights, low flush wc, wash hand basin inset to vanity cupboard and double width shower cubicle

## BEDROOM ONE

11'1 x 8'1

Double glazed window to rear, fitted wardrobes, smooth ceiling , radiator

## BEDROOM TWO

10'5 x 8

Double glazed window to rear, radiator, smooth ceiling

## BEDROOM THREE

9'3 x 6'1

Double glazed window to front, radiator smooth ceiling

## OFFICE/CABIN

Double glazed french type doors, wood effect laminate floor covering, there is power light and internet installed and can be used for a mutiple of uses currently used as a home office and cinema room

## GARDEN/STORAGE

Double glazed door, wood effect laminate floor covering, power and light

## GARDEN

Low maintenance garden as vendor suffers from allergies, patio to fore



lawn area and shingle pathways, side pedestrian and vehicular access, fenced to all boundaries

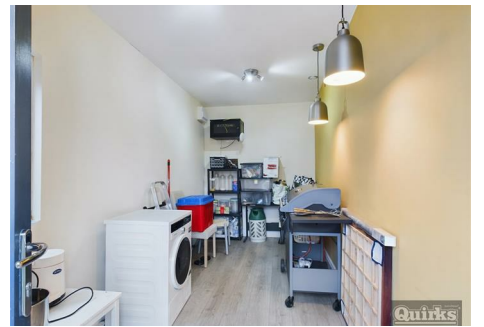
#### GARAGE

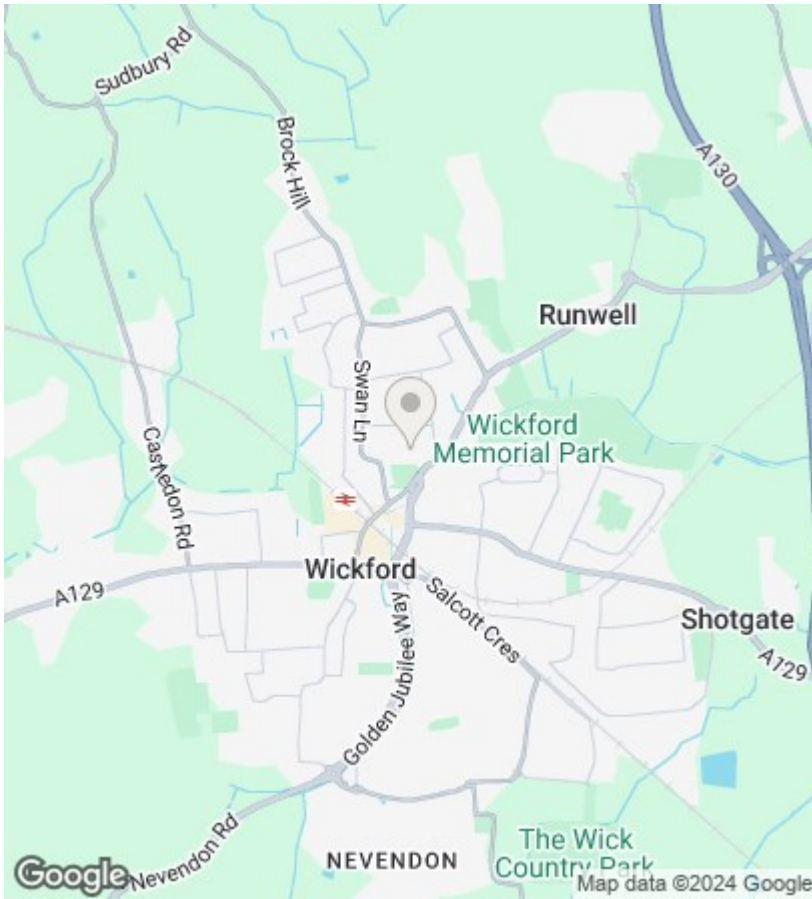
Accessed via up and over door, located in the garden

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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	

