



London Road, Wickford

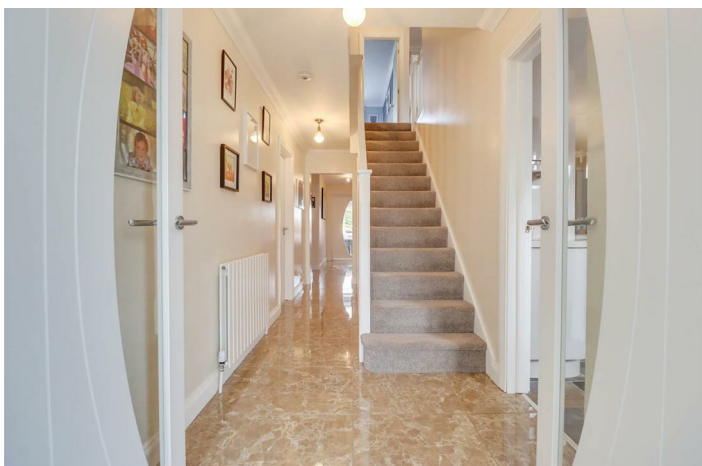
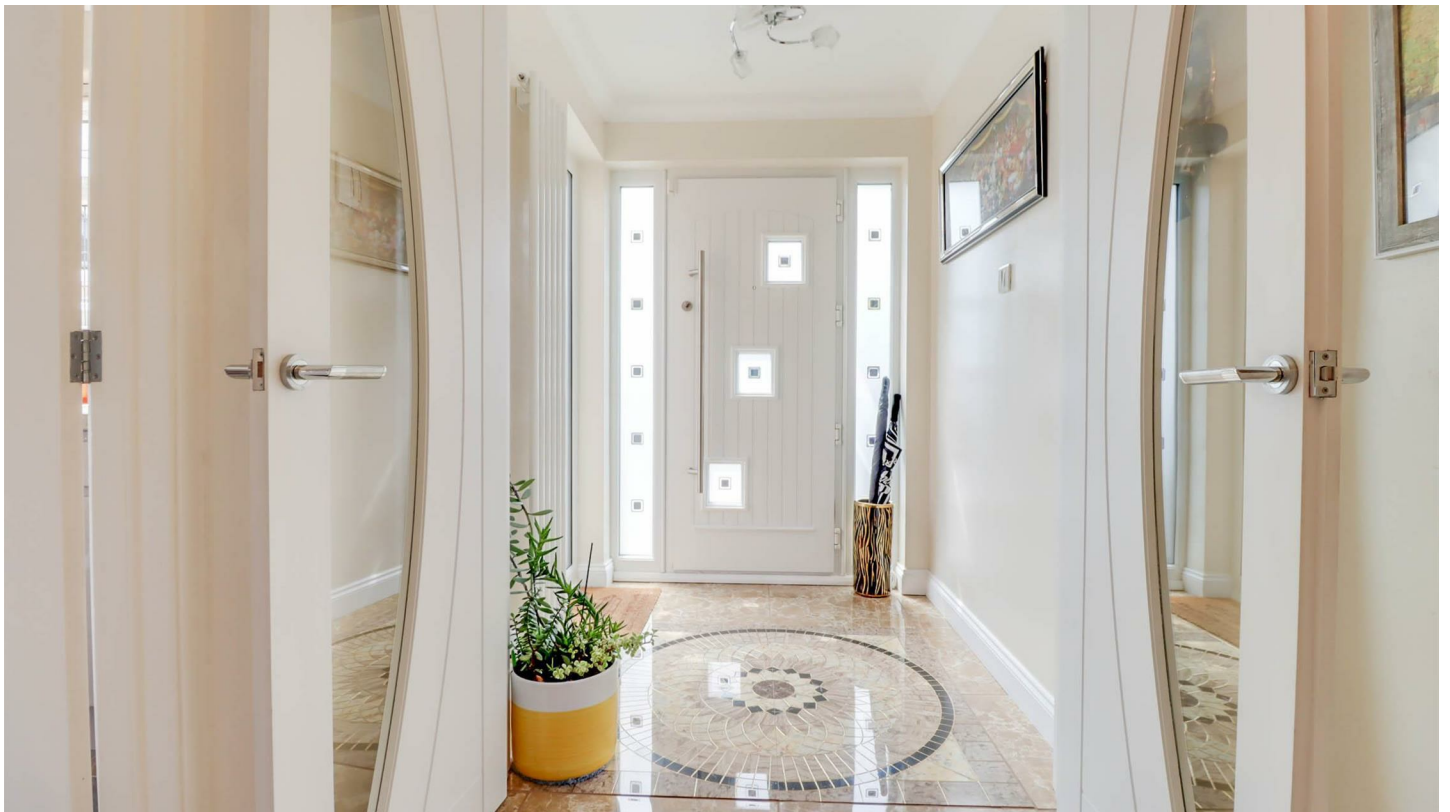
Offers Over £700,000

- Living Room with Gaz Co Studio 3 fire & bi-fold doors 21' x 16'
- New Kitchen/Breakfast Room 19'4 x 10'10
- 4 First Floor Bedrooms
- Large Landscaped Rear Garden
- Superior Specification Throughout
- Generous Dining Room 14'4 x 10'10
- Utility Room & Cloakroom
- New En-suite & Shower Room
- Integral Garage & New Driveway
- No Onward Chain

SUPERB EXTENDED AND REFURBISHED 4 BEDROOM DETACHED . EXCEPTIONAL SPECIFICATION THROUGHOUT. 19'4 KITCHEN/BREAKFAST ROOM. 21' LIVING ROOM. GENEROUS DINING ROOM. LARGE LANDSCAPED REAR GARDEN. GARAGE & DRIVEWAY. Situated in a non-estate location on the popular London Road side of Wickford is this deceptively spacious 4 bedroom detached property which has been extended and refurbished throughout. The property's accommodation includes of living room 21' x 16', dining room 14'4 x 10'10, kitchen/breakfast room 19'4 x 10'10, utility room 7'4 x 6', 4 first floor bedrooms, en-suite, shower room and ground floor cloakroom. The property's specification has been upgraded throughout to a particularly high specification including new double glazed windows and gas fired radiator heating (untested), attractive landscaped garden to rear approaching 100ft with 2 log cabins, integral garage and driveway to front providing ample off street parking. A viewing is essential to appreciate the quality of the improvements throughout the property. The property is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: F



Double glazed door to:

ENTRANCE PORCH

Double glazed panelling to front and side. Upright radiator (untested). Tiling to floor extending through double doors to:

SPACIOUS ENTRANCE HALL

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

REFITTED CLOAKROOM

Suite comprising of low level WC and vanity wash hand basin. Extensive tiling to floor and walls. Coved ceiling. Extractor fan (untested).

INNER HALL

13'10 x 11'

Double glazed door to side. Additional useful walk-in storage room 7' x 4'2.

UTILITY ROOM

7'4 x 6'

Double glazed window to rear. Radiator (untested). Additional base and wall mounted units. Space and provision for washing machine and tumble dryer. Radiator (untested).

REFITTED

KITCHEN/BREAKFAST ROOM

19'4 x 10'10

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. Breakfast bar. Integrated fridge freezer and dishwasher (all untested). Built in double oven, microwave, hob and extractor fan above (all untested). Tiling to floor and surround. Coved ceiling. Upright radiator (untested). Glazed double doors to:

DINING ROOM

14'4 x 10'10

Double glazed window to side. Radiator (untested). Coved ceiling. Glazed double doors and panelling to:

LIVING ROOM

21' x 16'

Double glazed Bi-folding doors to rear garden. Glazed Atrium. Feature raised Gas Co Studio 3 fireplace with lighting (untested).

FIRST FLOOR LANDING

Coved ceiling. Access to loft. Airing cupboard housing updated boiler (untested).

BEDROOM ONE

14'3 x 10'10 (max into wardrobe)

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



REFITTED EN-SUITE SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail (untested). Coved ceiling. Extractor fan (untested).

BEDROOM TWO

13' x 10'5

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

BEDROOM THREE

14' x 10'10 into recess (6'10 min)

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

BEDROOM FOUR

10' x 8'10

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

REFITTED SHOWER ROOM

7'8 x 5'8

Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and large shower cubicle. Extensive tiling to walls and floor. Radiator (untested). Vanity cupboard.

LARGE LANDSCAPED REAR GARDEN

The property benefits from landscaped garden to rear commencing with extensive paved patio with the remainder laid to lawn with raised flower and shrub borders and path to both sides. 2 log cabins with power and light connected (untested). Hot tub to remain.

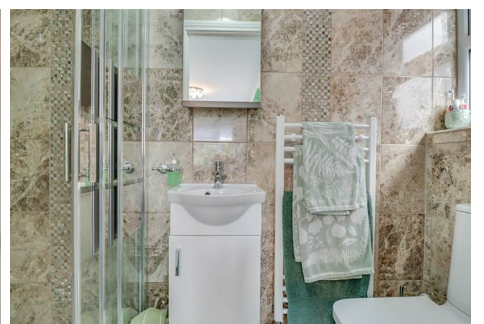
INTEGRAL GARAGE

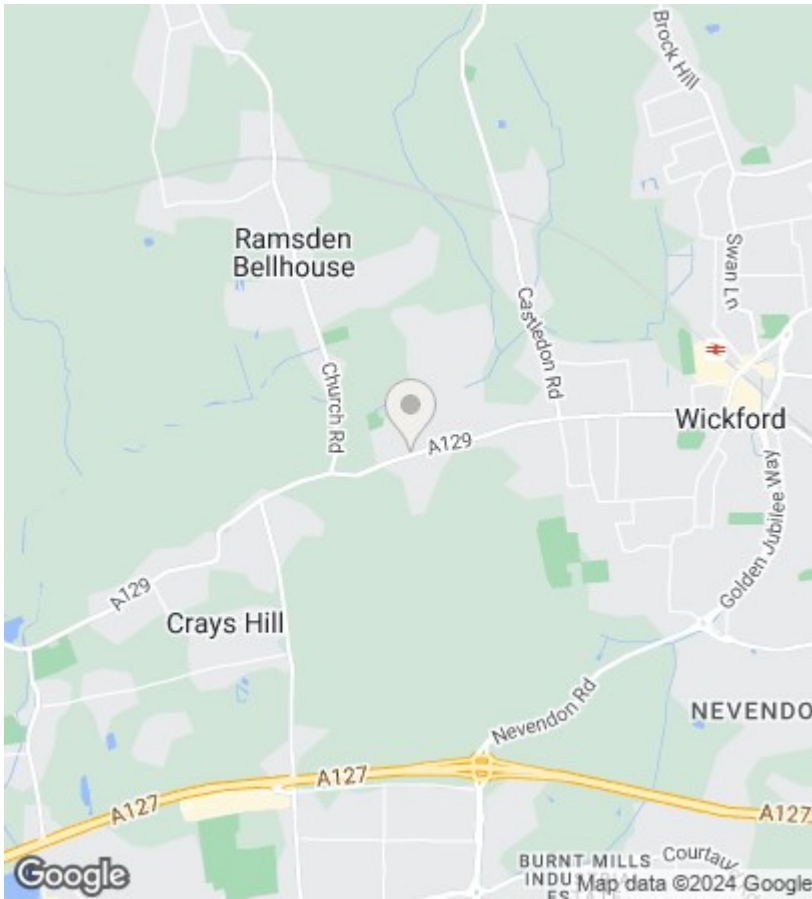
Electric roller door to front. Power and light connected (untested). New driveway to front providing ample off street parking.

AGENTS COMMENTS

THIS PROPERTY HAS BEEN RECENTLY EXTENDED, RE-DESIGNED AND REFURBISHED THROUGHOUT TO A PARTICULARLY HIGH SPECIFICATION INCLUDING WINDOWS AND DOORS, HEATING AND KITCHEN AND SANITARY WARE. IF YOU'RE LOOKING FOR SOMETHING TO LITERALLY MOVE INTO AND RELAX THIS IS THE PROPERTY FOR YOU. THE QUALITY OF FINISH IS PARTICULARLY HIGH AND IS OFFERED WITH THE ADDITIONAL BENEFIT OF NO ONWARD CHAIN.







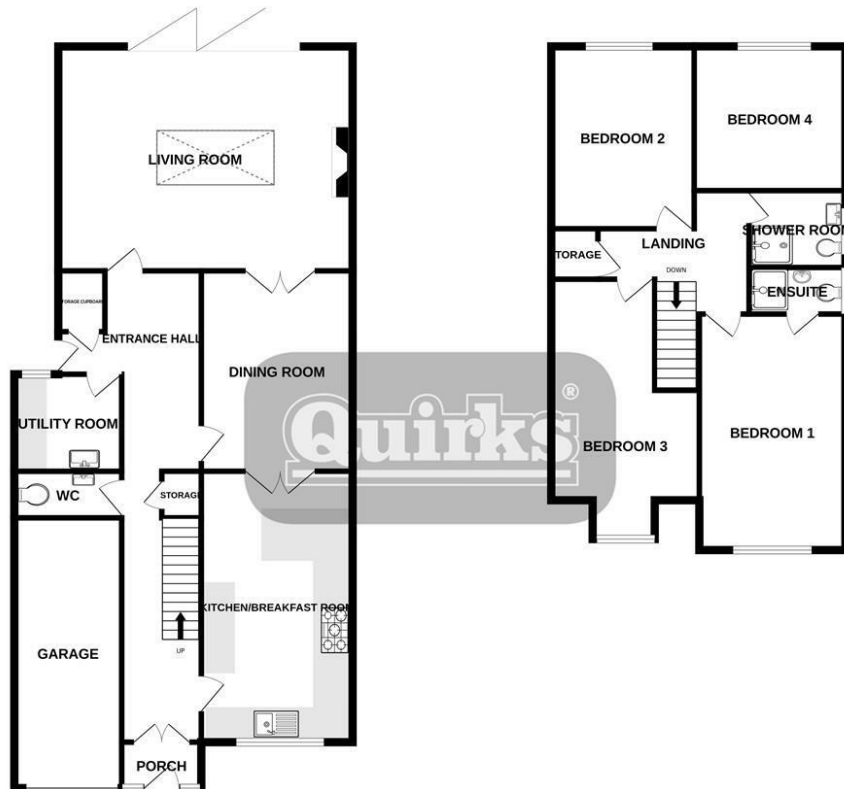
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1162 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 sq.m.) approx.
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 ©2017
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