

## Blake Hall Drive, Wickford

£550,000

- Kitchen 14'4 x 10'6
- Dining Room 11' x 10'10
- En-suite. Bathroom & Cloakroom
- Integrated Garage
- Lounge 16'8 x 10'10
- 4 First Floor Bedrooms
- Easy Maintenance Garden to Rear



4 BEDROOM DETACHED WITH INTEGRAL GARAGE. EN-SUITE, BATHROOM & CLOAKROOM. 14'4 KITCHEN. 16'8 LOUNGE. EASY MAINTENANCE GARDEN TO REAR. Situated in an established location close to park within easy access of the popular Beauchamps School and main routes including the A130, A127 and A13 is this 4 bedroom detached property benefitting from accommodation including lounge 16'8 x 10'10, dining room 11' x 10'10, kitchen 14'4 x 10'6 , 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) easy maintenance garden to rear and integral garage. EPC Rating D, Basildon Council band E.



Council Tax Band: E



### CANOPY PORCH

Double glazed opaque door to:

### ENTRANCE HALL

Radiator in casement surround (untested). Coved ceiling. Laminate finish to floor. Under stairs cupboard.

### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Tiling to floor with under floor heating (untested). Tiled surround.

### KITCHEN

14'4 x 10'6

Double glazed windows to rear and side. Double glazed door to side. 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. Integrated appliances (untested). Tiling to floor with underfloor heating (untested). Coved ceiling with downlighters.

### LOUNGE

16'8 x 10'10

Double glazed window to front. Radiator (untested). Fireplace with inset log burner. Coved ceiling. Laminate finish to floor extending to:

### DINING ROOM

11' x 10'10

Double glazed patio doors. Radiator (untested). Coved ceiling. Laminate finish to floor.

### FIRST FLOOR LANDING

Access to loft which we understand is part boarded with ladder.

### BEDROOM ONE

14'8 x 12'6

Double glazed window to front enjoying greensward views. Radiator (untested). Coved

ceiling. Fitted double wardrobe cupboards.

### EN-SUITE

Refitted suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiling to walls and floor. Downlighters to ceiling. Radiator/rail (untested).

### BEDROOM TWO

12'8 x 10'10

Double glazed window to front enjoying greensward view. Radiator (untested). Built in double wardrobe cupboard.

### BEDROOM THREE

10'2 x 10'

Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboard.

### BEDROOM FOUR

9'8 x 7'10

Double glazed window to rear. Radiator (untested). Coved ceiling. Built in double wardrobe cupboard.

### REFITTED BATHROOM

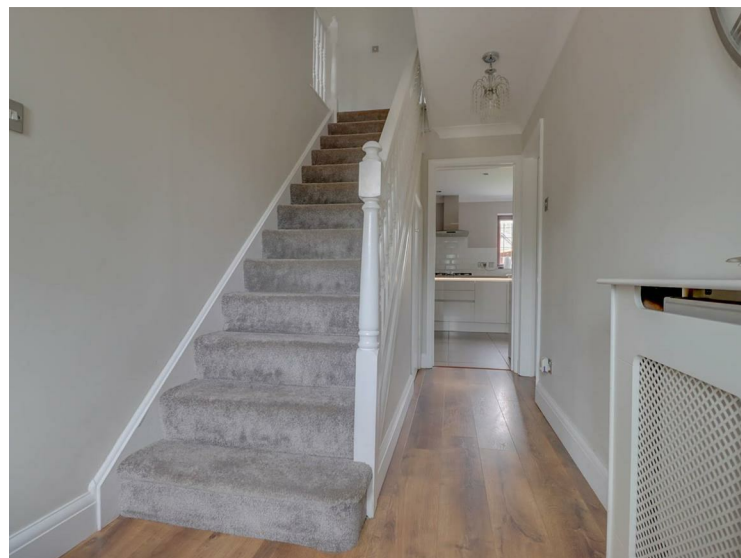
Double glazed opaque window to rear. Refitted suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Radiator/rail (untested). Coved ceiling with downlighters. Vanity cupboard.

### REAR GARDEN

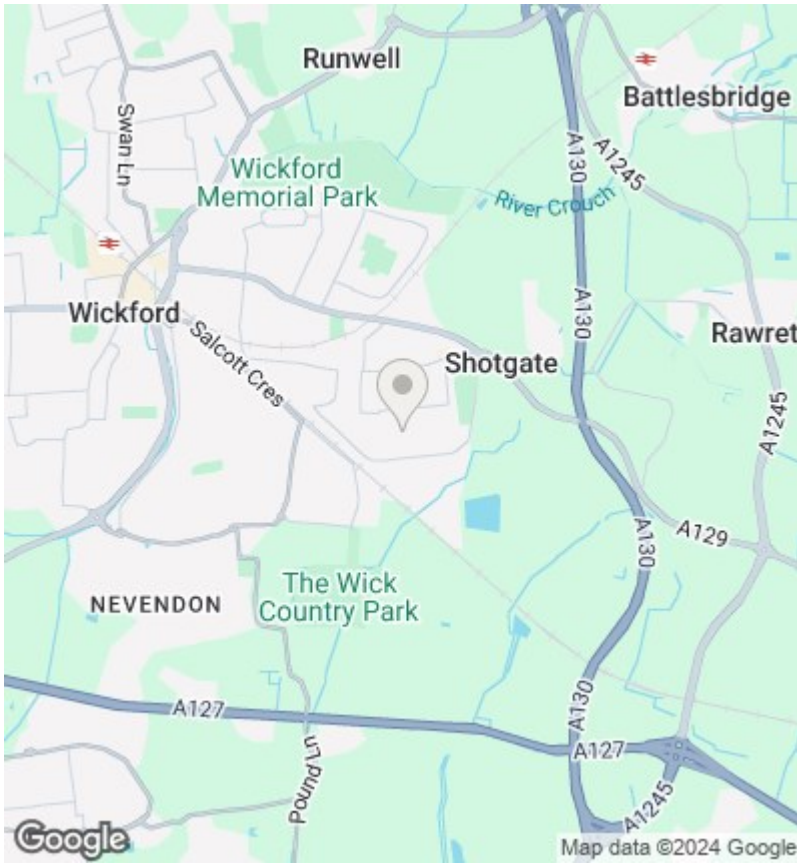
Designed for easy maintenance with paved patio. Decking to rear with raised beds. Shed. Access to side. Outside tap and lights (untested). Courtesy door to:

### INTEGRAL GARAGE

Roller door to front. Power and light connected (untested).







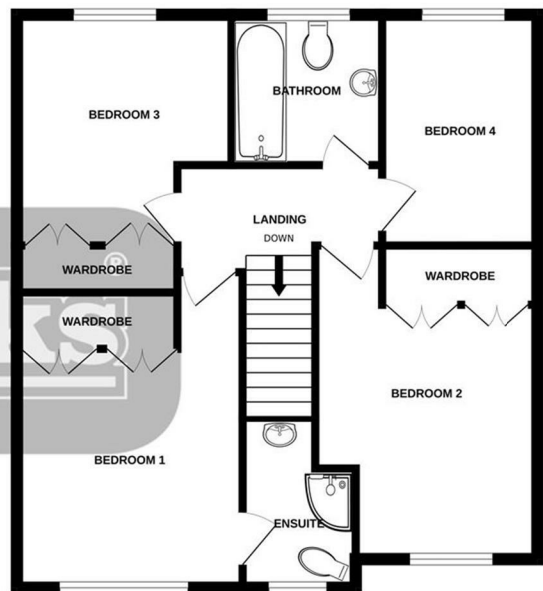
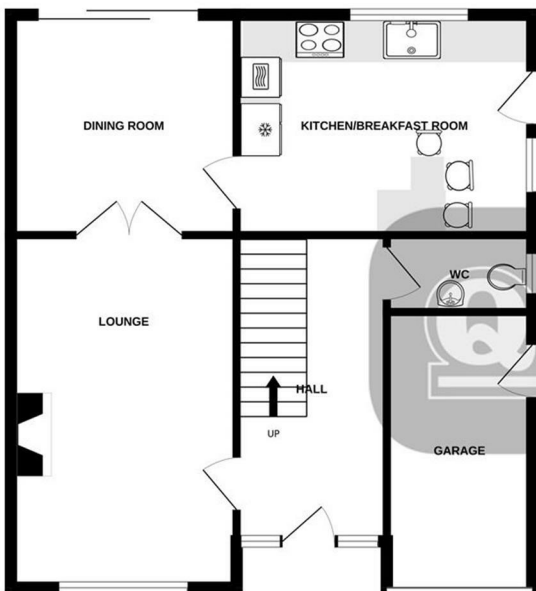
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated 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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