

## Waverley Crescent, Wickford

Offers Over £600,000

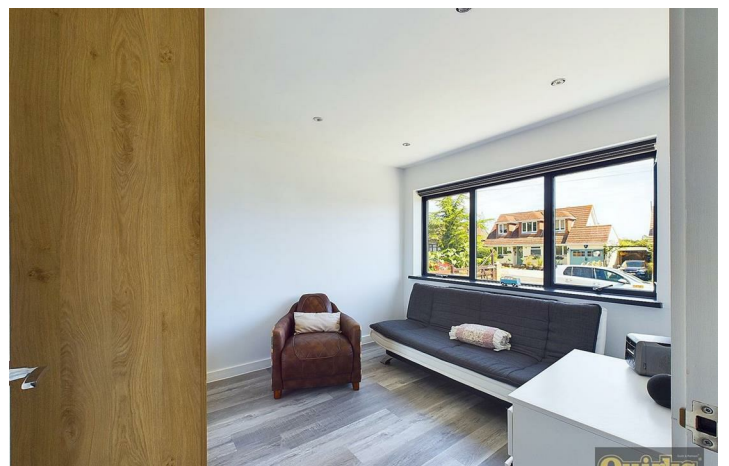
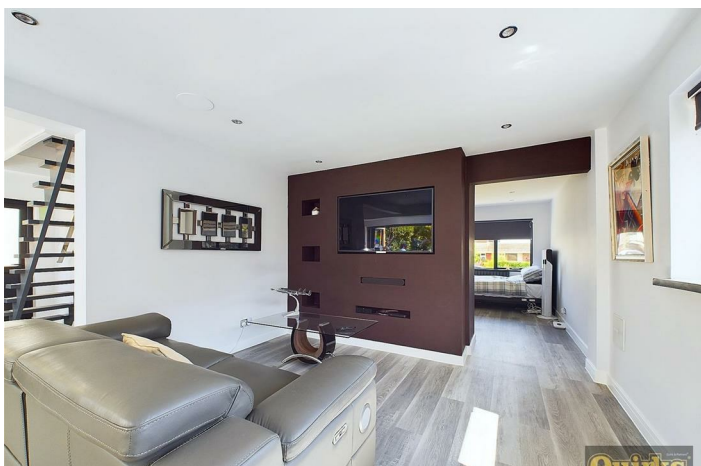
- DETACHED RESIDENCE
- FULLY FITTED KITCHEN
- ACCESSIBLE LIVING
- HIGH SPECIFICATION
- EPC - C
- WEST BACKING GARDEN
- WET ROOM AND BATHROOM
- BACKING ON TO FARMLAND
- DRONE FOOTAGE AVAILABLE TO VIEW
- COUNCIL TAX - BAND E - CHELMSFORD



A much improved and accessible 3/4 BEDROOM HOME backing onto FARMLAND just off BROCK HILL with OPEN PLAN family room with BI FOLD DOORS to the WEST BACKING GARDEN. This is a truly versatile property with bedrooms and washing facilities on both floors. The home has been REWIRED and has NEWLY FITTED CENTRAL HEATING and a range of HIGH TECH finishes including ELECTRIC BLINDS and NEW KITCHEN with INTEGRATED APPLIANCES. A lot of the features are voice activated and only a VIEWING will allow potential buyers to understand the quality on offer. EPC Rating C, Chelmsford Council band E.



Council Tax Band: E



#### Entrance Hall

Entrance via part double glazed street door to Hallway, doors to accommodation, Amtico spacia flooring, radiator

#### Bedroom Three

Double glazed window to front with electric blind, radiator, Amtico spacia flooring

#### Office/Bedroom Four

Double glazed window to front with electric blind, radiator, Amtico spacia flooring, open to Living room

#### Wet Room

Double glazed window to flank, fully tiled, waterfall shower, Automatic GROHE wc wash hand basin set into vanity unit, heated towel rail, extractor

#### Living Room

Double glazed windows to flank with electric blinds, Amtico spacia flooring, speakers built in to ceiling, media wall, bi fold doors to West backing garden, radiator, roof lantern with lighting

#### Kitchen

Hi Spec finish with Quartz topped Island with inset SAMSUNG induction hob and extractor, rising electrical points, Quartz worksurfaces above units

to ground and eye level with inset sink, integrated Samsung fridge/freezer, integrated Oven and combination oven/microwave, integrated BOSCH dishwasher, speakers built in to ceiling and integrated HOTPOINT washing machine, Quartz work surfaces, bi fold doors to rear and double glazed window with electric blinds, Amtico spacia flooring, roof lantern with lighting, stairs to first floor

#### Landing

Doors to accommodation

#### Bedroom One

Double glazed windows to rear and side. Built in wardrobe cupboards. Radiator.

#### Bedroom Two

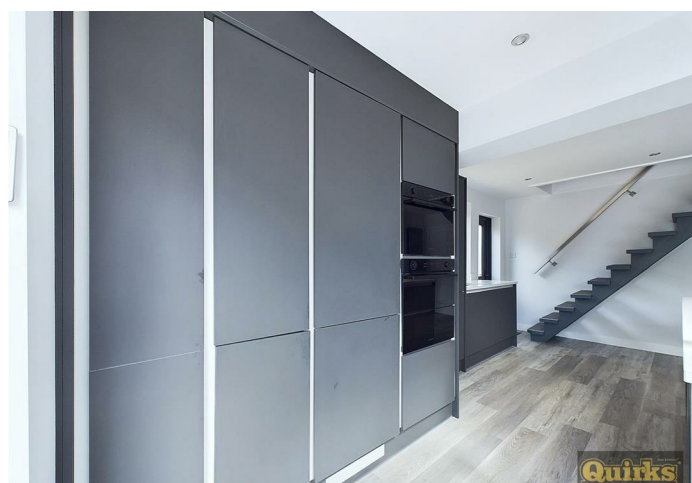
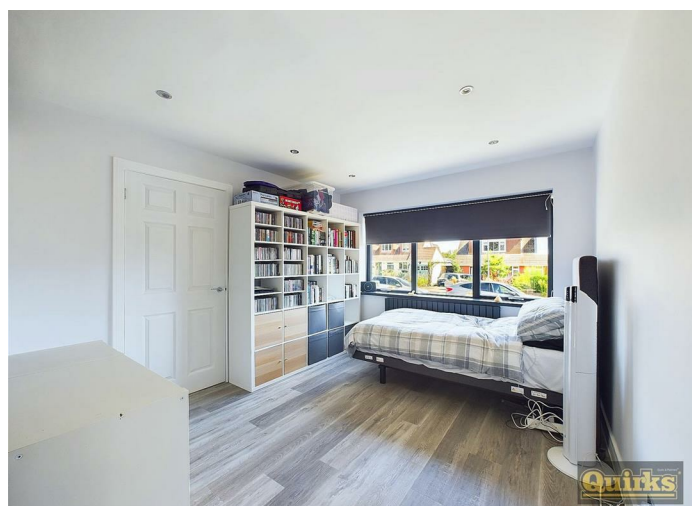
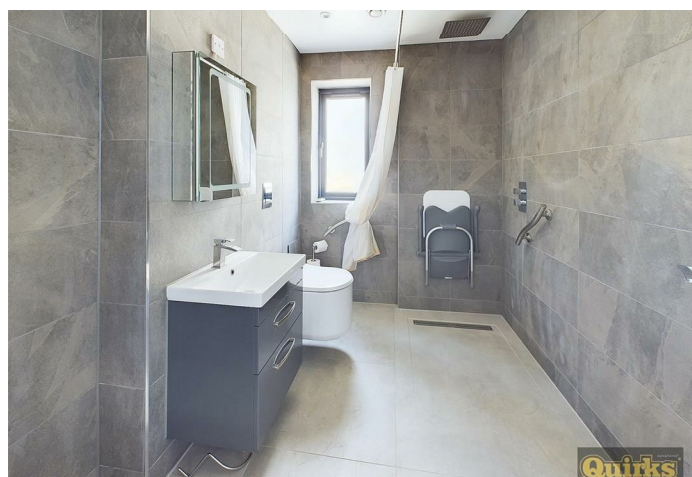
Double glazed window to side. Radiator. Eaves storage space.

#### Bathroom

Fully tiled, fitted with hi spec suite comprising deep bath, wash hand basin and w/c,

#### Front Garden

Retaining wall, lawn, long independent driveway, lawn area that could be utilised as additional parking, path to front





door. Gate to side leading to:

#### Rear Garden

WEST BACKING ONTO FARMLAND Porcelain tiled patio to fore, fenced to all boundaries, backing onto a farmers field, flower and shrub borders, large Oak Tree (TPO), lawn and side access, access to GYM which was formerly the garage

#### Gym/Formerly Garage

Power and light with double glazed patio doors for access. Remainder of garage for storage around 60cm deep.

#### Agents Note

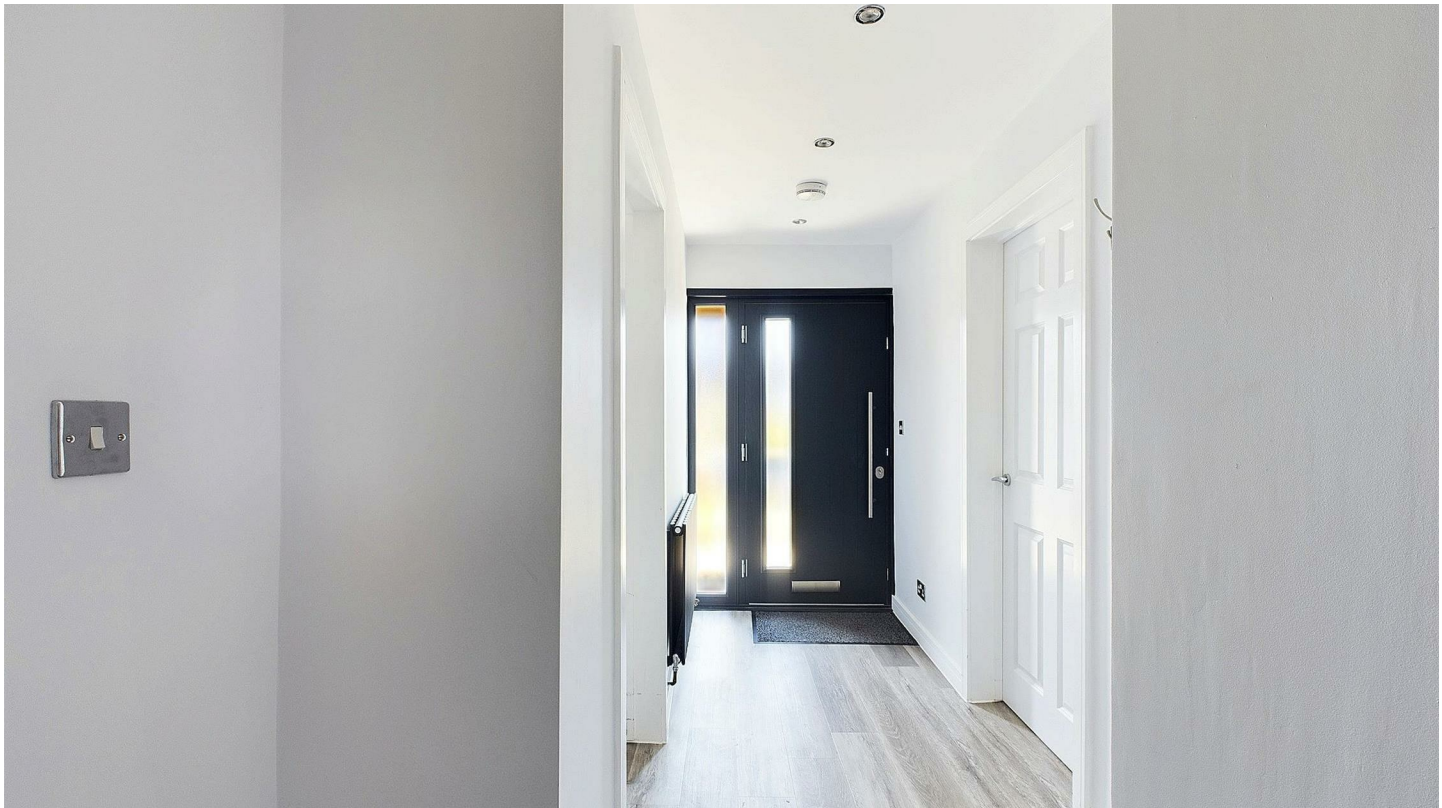
Rewired Feb 2022, New Boiler And Heating 2022, Extension Completed 2022, New Front Door and Back Door 2022, New Windows 2023, Smart Dimmers, ceiling speakers and blinds with Wi-Fi connectivity via manufacturers apps and voice controlled via pairing apps with Alexa.

#### DISCLAIMER

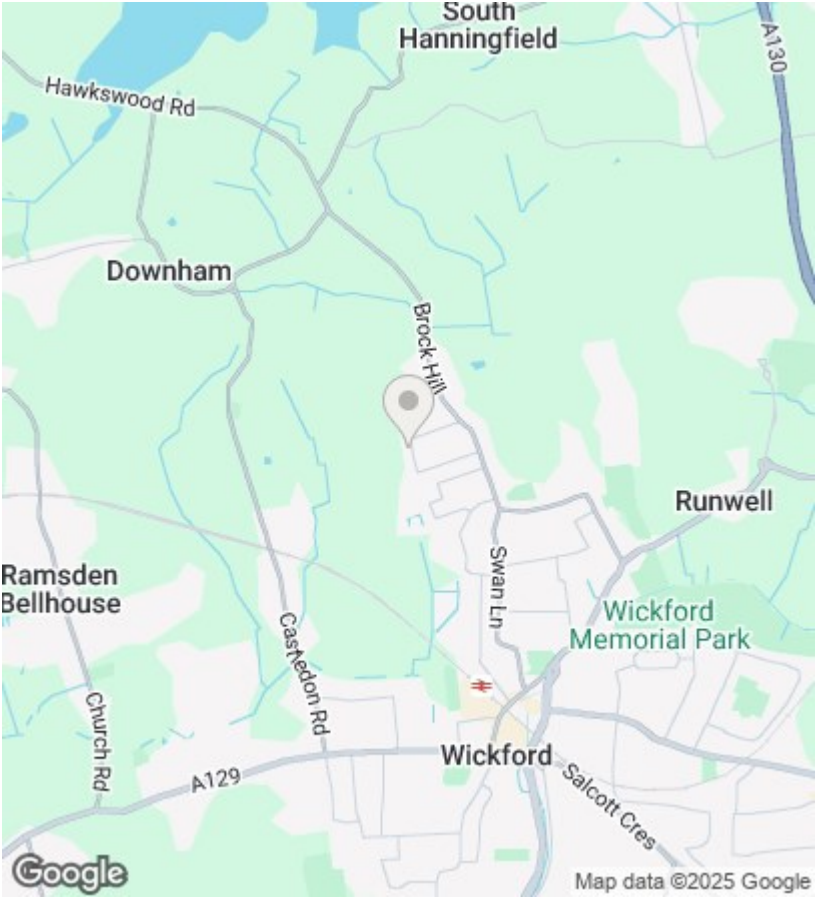
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make their own enquiries about the functionality. Please note there is a preservation order on the Oak Tree in the rear garden.





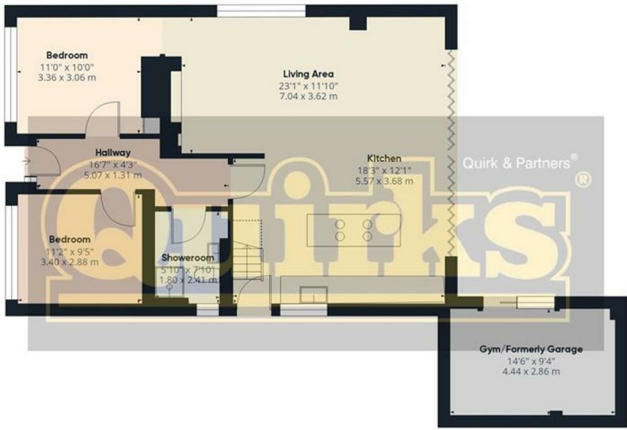






EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
863.48 ft<sup>2</sup>  
80.22 m<sup>2</sup>  
  
Reduced headroom  
44.89 ft<sup>2</sup>  
4.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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