



Friern Gardens, Wickford

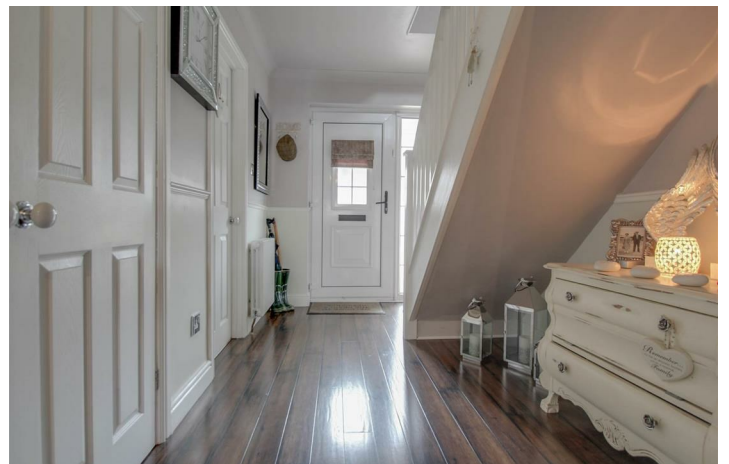
£550,000

- Lounge 20' x 11'6
- Kitchen/Diner 18'4 x 11'
- 4 First Floor Bedrooms
- Pleasant Rear Garden
- Sitting Room/Bedroom 5 17' x 8'2
- Utility/Study 17' x 7'8
- Bathroom & Cloakroom
- Block Paved Driveway

EXCEPTIONAL AND EXTENDED 4/5 BEDROOM DETACHED. CLOSE TO TOWN CENTRE & STATION. ATTRACTIVE REAR GARDEN. DRIVEWAY TO FRONT. Situated in this popular and established location set within easy access of town centre and mainline station is this exceptional 4/5 bedroom detached home providing generous extended family accommodation including lounge 20' x 11'6", sitting room 17' x 8'2", kitchen/diner 18'4 x 11', utility/study 17' x 7'8", 4 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant garden to rear and block paved driveway to front providing off street parking. EPC Rating C, Basildon Council band E.



Council Tax Band: E



Situated in this popular and established location set within easy access of town centre and mainline station is this extended and much improved 4 bedroom detached providing generous family accommodation including lounge 20' x 11'6", sitting room 17' x 8'2", kitchen/diner 18'4 x 11', utility/study 17' x 7'8", 4 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant garden to rear and block paved driveway to front providing off street parking.

CANOPY PORCH

Double glazed opaque door and double glazed panelling to:

SPACIOUS ENTRANCE HALL
Radiator (untested). Coved ceiling. Built in storage cupboard. Additional storage cupboard.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and pedestal wash hand basin. Tiled surround. Radiator/rail (untested). Coved ceiling. Tiling to floor.

SITTING ROOM/BEDROOM FIVE

17'0" x 8'2"

Double glazed window to

front. Radiator (untested). Coved ceiling. Cupboard housing updated Vaillant boiler (untested).

LOUNGE

20'0" x 11'6"

2 radiators (untested). Coved ceiling. Laminate flooring extending through square archway to:

KITCHEN/DINER

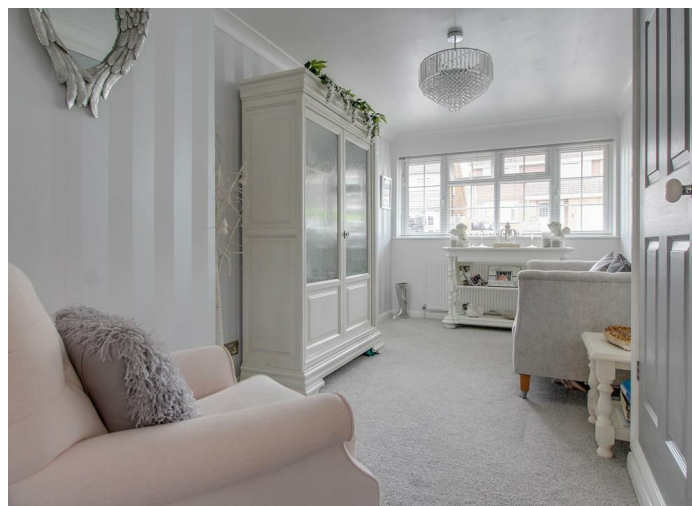
18'4" x 11'0"

Double glazed window and double glazed Bi-folding doors to rear garden. Range of base and wall mounted units providing drawer and cupboard space with square edge work top surface extending to incorporate peninsula unit with inset sink unit with cupboard beneath. Breakfast bar. Integrated dishwasher (untested). Built in oven, grill, induction hob and extractor fan above (all untested). Glazed splashback. Radiator (untested). Down lighters to ceiling. Laminate finish to floor extending to:

UTILITY/STUDY AREA

17'0" x 7'8"

Double glazed opaque window and double glazed door to side. Additional base and wall mounted units. Space for American style fridge freezer, washing machine, tumble dryer and wine fridge. Upright radiator (untested). Additional study area.



FIRST FLOOR LANDING

Airing cupboard. Access to loft.

BEDROOM ONE

12'4" x 10'2"

Double glazed window to rear. Radiator (untested). Fitted wardrobes cupboards incorporating hanging rail and storage space.

BEDROOM TWO

12'4" x 8'8"

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

BEDROOM THREE

12'2" x 7'2"

Double glazed window to front. Radiator (untested). Built in double wardrobe cupboard. Over stairs recess.

BEDROOM FOUR

8'6" x 8'2"

Double glazed window to front. Radiator (untested). Built in storage cupboard.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) and screen. Tiling to floor and walls. Chrome radiator/rail (untested).

REAR GARDEN

APPROX 98'5"FT

Commencing with paved patio with tiered steps to rear with the remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Decking. Gravel beds. Dual sheds to side to remain. Access via path and gate to adjacent side. Outside light, power point and tap (untested).

BLOCK PAVED DRIVEWAY

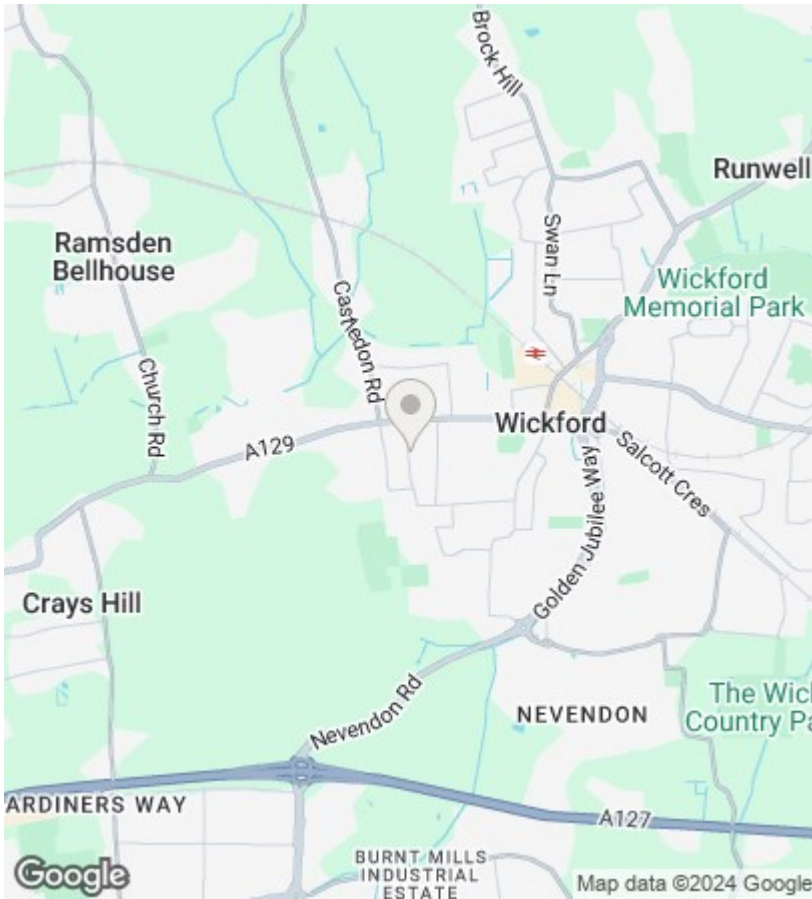
The property provides block paved driveway to front providing off street parking.

AGENT NOTE

Due to the improvements and extended accommodation an early inspection is strongly recommended.








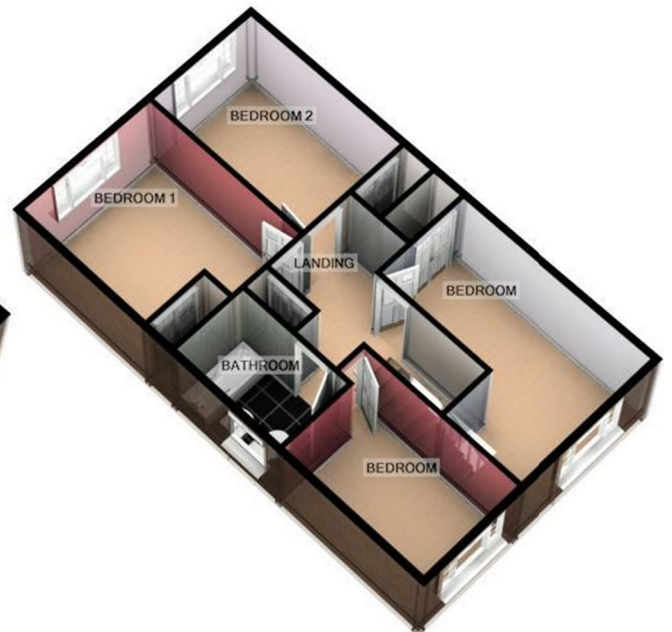
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(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



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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