

## Deirdre Close, Wickford

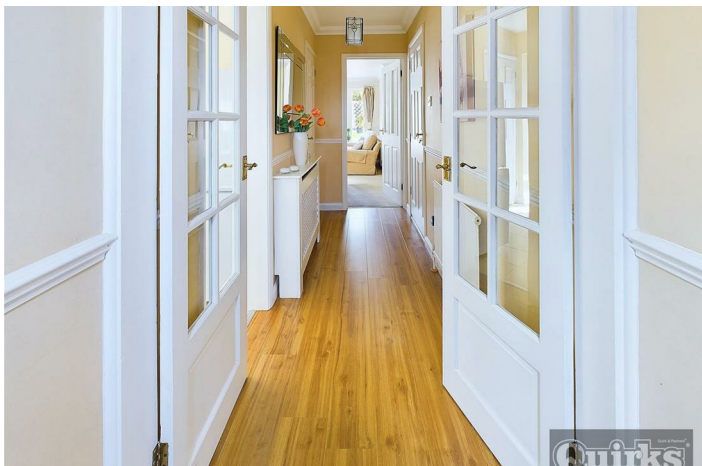
£500,000

- 4 FIRST FLOOR BEDROOMS
- DINING ROOM 13' x 8'2
- UTILITY AND CLOAKROOM
- CLOSE TO SCHOOLS, TOWN CENTRE AND STATION
- LOUNGE 19'4 x 16'8 (wid 18'6)
- 18'2 KITCHEN
- 18'5 INTEGRAL GARAGE
- NO ONWARD CHAIN

CLOSE TO TOWN CENTRE AND STATION IN PLEASANT CUL-DE-SAC LOCATION. EXTENDED 4 BEDROOM DETACHED HOUSE WITH WIDER THAN AVERAGE PLOT. INTEGRAL 18'5 GARAGE. SPACIOUS LOUNGE 19'4 x 16'8. 13' RAISED DINING ROOM. 18'2 KITCHEN. UTILITY AND CLOAKROOM. WESTERLY GARDEN NO ONWARD CHAIN. Situated close to town centre and easy access of Wickford railway station and local schools is this extended 4 bedroom detached property benefitting from wider than average southerly garden. The property provides deceptively spacious accommodation including 19'4 Lounge, 13' Dining Room, 18'2 Kitchen with Utility, Cloakroom and Bathroom. The property also benefits from 18'5 Garage, updated boiler (untested) and if offered with NO ONWARD CHAIN. EPC Rating D, Basildon Council band E.



Council Tax Band: E



Double glazed opaque door to:

#### ENTRANCE PORCH

Glazed double doors to:

#### ENTRANCE HALL

Radiator (untested).  
Coved ceiling.

#### CLOAKROOM

Suite comprising of low level WC and vanity wash hand basin with cupboards beneath. Radiator (untested). Tiling to floor and surround.

#### KITCHEN

18'2 x 7' (max)

Double glazed windows to front and 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. Recess for range style cooker. Tiled surround. Tiling to floor extending to:

#### UTILITY ROOM

6'8 x 6'4

Double glazed window and double glazed door to front. Additional base and wall mounted units. Space for tumble dryer and washing machine. Radiator (untested). Tiled surround. Access to side with small courtyard garden.

#### INTEGRAL GARAGE

18'5 x 8'2

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

#### LOUNGE

19'4 x 16'8 (wid 18'6)

Double glazed French doors and double glazed panelling to rear. Double glazed window to rear. Coved ceiling. Two radiators (untested). Open plan to:

#### RAISED DINING ROOM

13' x 8'2

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

#### FIRST FLOOR LANDING

Double glazed window to side. Access to loft.

#### BEDROOM 1

12' x 11'2

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

#### BEDROOM 2

11'6 x 11' (max)

Double glazed window to rear. Radiator (untested). Over stairs cupboard.

#### BEDROOM 3

9'10 x 7'10

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



#### BEDROOM 4

8'10 x 6'2 (plus door recess)

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

#### BATHROOM

9'5 x 4'8

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiling to walls. Radiator (untested).

Downlighters to ceiling.

#### WIDE WESTERLY GARDEN

Commencing with paved patio to immediate rear with remainder laid to artificial lawn area. Summerhouse. Additional patio. Fencing to side and rear boundaries.

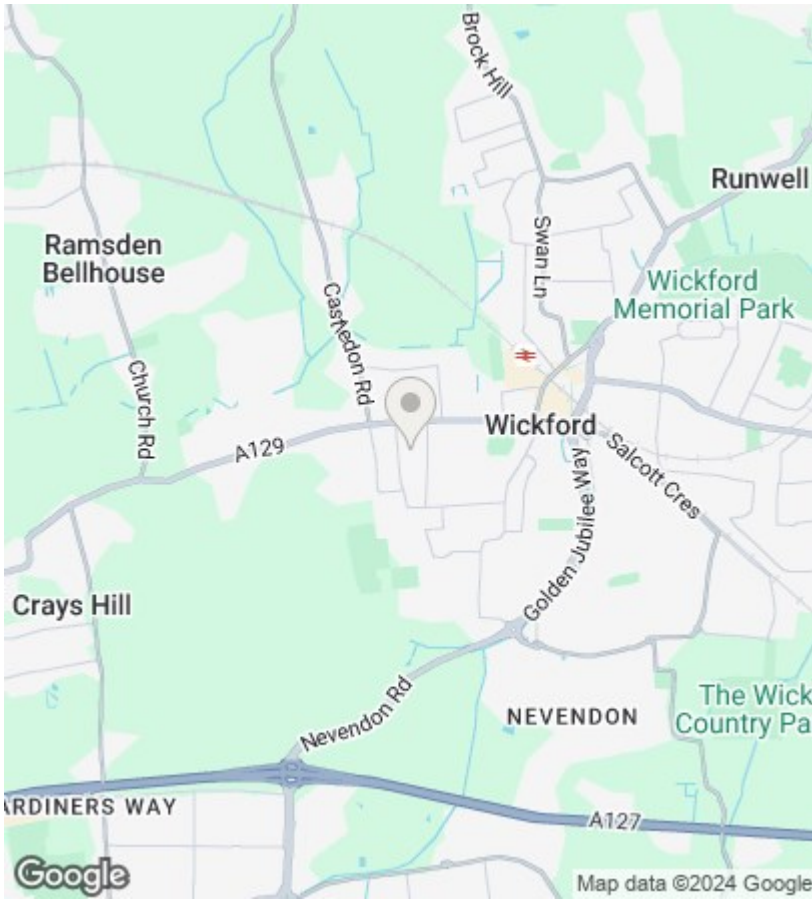
#### DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking. Lawn area and flower beds.

#### NO ONWARD CHAIN



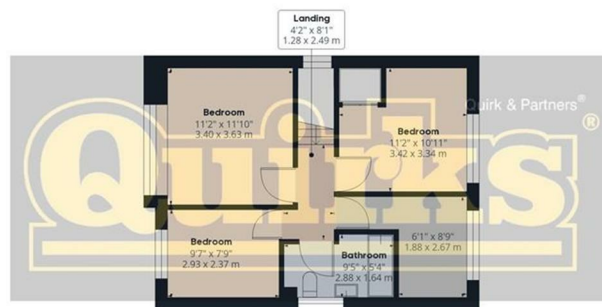
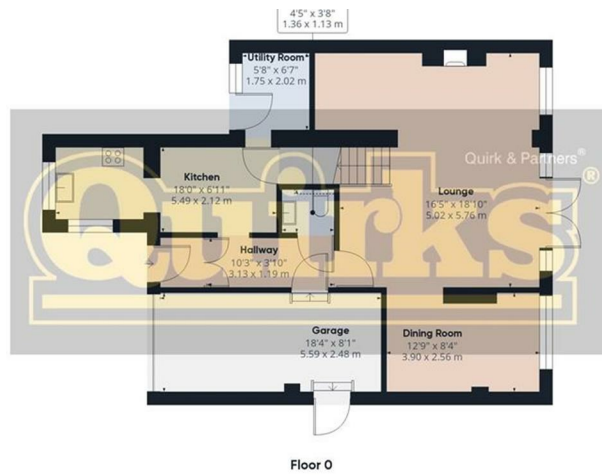




## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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	



### Approximate total area<sup>m</sup>

1274.12 ft<sup>2</sup>  
118.37 m<sup>2</sup>

### Reduced headroom

0.97 ft<sup>2</sup>  
0.09 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.

GIRAFFE 360