



Louvaine Avenue, Wickford

£775,000

- Living/Dining 30'4 x 17'10
- Utility Room 12' x 7'10
- Study/Home Office 9'6 x 9'
- Cloakroom, En-suite & Bathroom
- In Out Driveway
- Kitchen/Breakfast Room 12'6 x 11'3
- Sitting/Playroom 16'2 x 11'10
- 4 Bedrooms
- 100ft Garden to Rear

4 BEDROOM DETACHED CHALET. 100FT GARDEN TO REAR. IN OUT DRIVEWAY TO FRONT. 30'4 LIVING/DINING. 12'6 KITCHEN/BREAKFAST ROOM. Situated in this sought after and established residential location within easy walking distance of town centre and mainline station is this stunning detached chalet providing 4 bedrooms and family living/entertainment space. The property provides accommodation including sitting/playroom 11'10 x 9'6 feature vaulted living/dining room 30'4 x 17'10, kitchen/breakfast room 12'6 x 11'3, utility room 12' x 7'10, ground floor bedroom 16'2 x 11'10, study/home office 9'6 x 9', ground floor cloakroom, 3 first floor bedrooms with en-suite to master bedroom and family bathroom. Externally there is a superb rear garden approaching 100' and there is an in & out driveway to front providing ample off street parking.



Council Tax Band: E



Double glazed door and panelling to:

SPACIOUS ENTRANCE HALL

Radiator (untested). Porcelain tiling to floor with underfloor heating (untested). Under stairs recess.

SITTING/PLAY ROOM

11'10 x 9'6

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

BEDROOM

16'2 x 11'10

Double glazed bay window to front with fitted shutters. Coved ceiling. Radiator (untested).

STUDY/HOME OFFICE

9'6 x 9'

Double glazed window to side with fitted shutters. Coved ceiling.

CLOAKROOM

Double glazed opaque window to side with fitted shutters. Suite comprising of low level WC and vanity wash hand basin. Radiator (untested). Coved ceiling with downlights.

FEATURE LIVING/DINING

30'4 x 17'10

Vaulted ceiling with dual skylights. Double glazed Bi-folding doors with

fitted shutters to rear. Tiling to floor with underfloor heating

KITCHEN/BREAKFAST ROOM

12'6 x 11'3

Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset sink unit. Wine cooler. Four built in ovens, hob and extractor fan above (all untested). Integrated coffee machine (untested). Integrated fridge freezer and dishwasher (appliances untested). Underfloor heating

UTILITY ROOM

12' x 7'10

Double glazed window to side. Additional base and wall mounted units with glazed splashback. Space for washing machine and tumble dryer. Cupboard housing gas fired boiler (untested).

FIRST FLOOR LANDING

Vaulted ceiling with double glazed skylights.

BEDROOM ONE

13'8 x 11'

Double glazed window to rear with fitted shutters. Built in double wardrobe



cupboards. Semi-vaulted ceiling with skylight.

EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail (untested). Tiling to floor and surround. Access to eaves loft space. Shaver point (untested).

BEDROOM TWO

14' x 9'4

Double glazed window to front with fitted shutters. Radiator (untested). Built in wardrobe cupboards and eaves.

BEDROOM THREE

12'8 x 8'10

Double glazed window to rear with fitted shutters. Radiator (untested). Fitted double wardrobe cupboards.

BATHROOM

Double glazed skylight to front. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Extensive tiling to walls and floor. Heated towel rail (untested). Spotlights to ceiling.

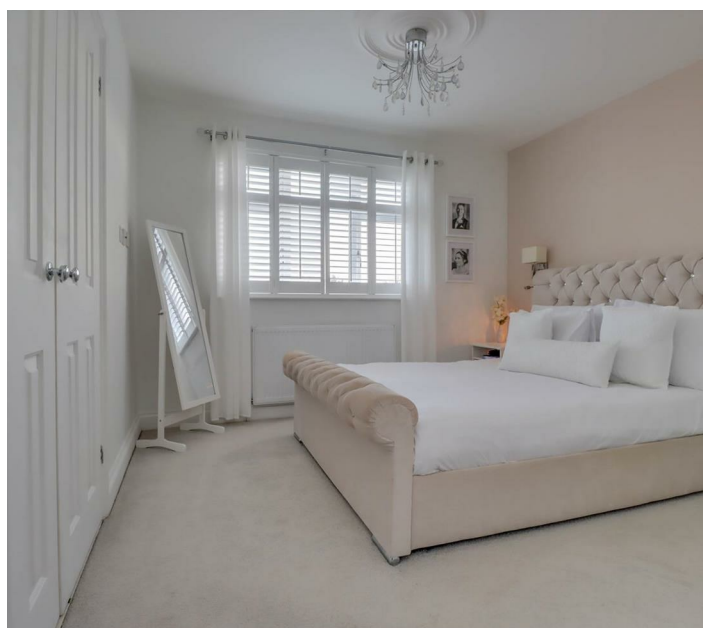
LARGE REAR GARDEN

approaching 100ft

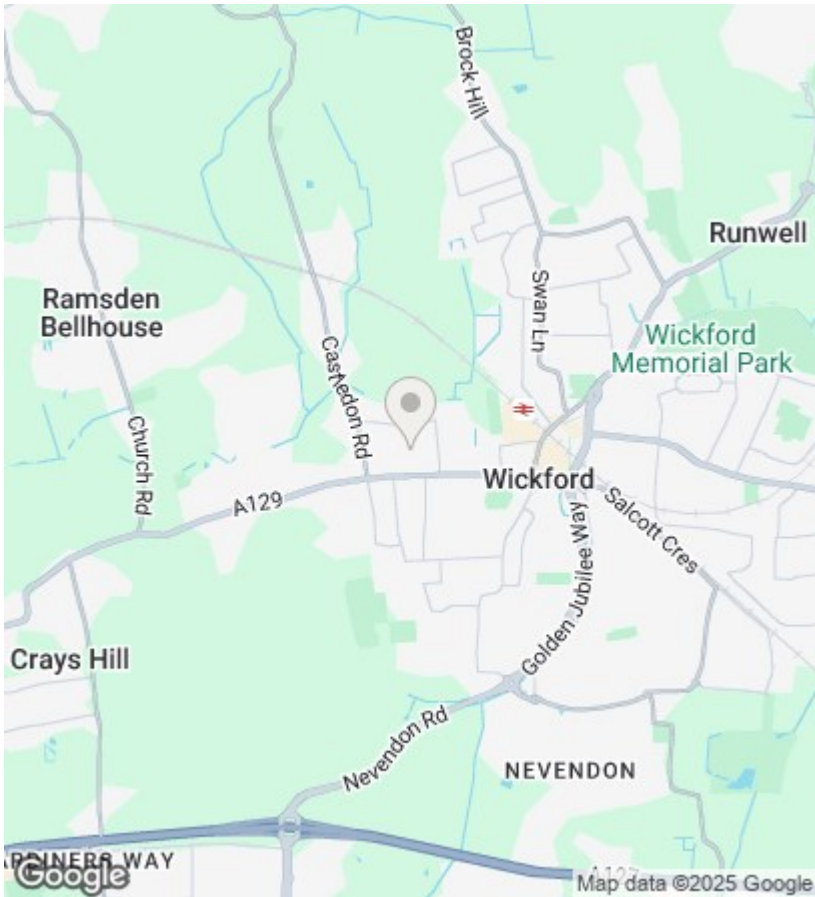
Commencing with porcelain tiled patio to immediate rear with retaining wall with remainder laid to lawn with flower and shrub borders. Access via double gates to side. External lighting (untested). Fencing to boundaries.

IN OUT DRIVEWAY TO FRONT

The property benefits from in out driveway to front providing ample off street parking.





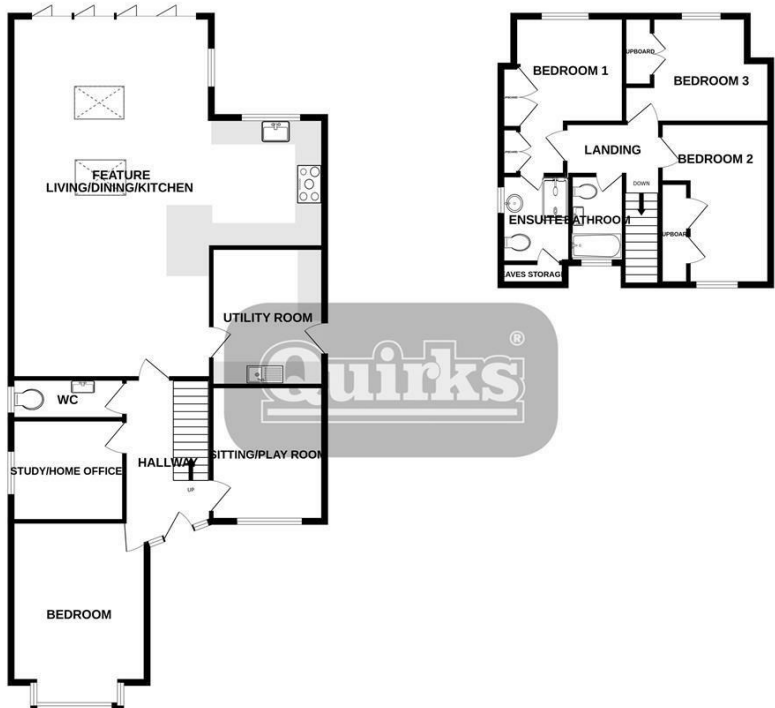


EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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 listed. Mergin C2017. Made with Mergin C2025.