

## Foxhatch, Wickford

Offers Over £450,000

- THREE BEDROOM DETACHED HOUSE
- EN-SUITE TO MASTER
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX - BASILDON - E
- CLOAKROOM
- OFFICE SPACE
- DOUBLE GLAZED
- FRONT AND REAR GARDENS
- EPC - D



A THREE BEDROOM DETACHED HOUSE located on the ever popular WICK MEADOWS development. This home has been MAINTAINED TO THE HIGHEST STANDARD with ENSUITE, GROUND FLOOR CLOAKROOM and a partially CONVERTED GARAGE to provide OFFICE space ideal for those home workers. We would urge interested applicants to contact us for an immediate viewing to avoid disappointment



Council Tax Band: D





## PORCH

Part double glazed street door to porch, radiator, door to CLOAKROOM, wood effect laminate floorcovering

## GROOUND FLOOR

### CLOAKROOM

Double glazed window, radiator, low flush wc and wash hand basin inset to vanity unit, tiled floor and part tiled walls

### LOUNGE

15'5 x 13'6

Double glazed window to front and flank, radiator, base of stair to FIRST FLOOR, door to KITCHEN/DINER

### KITCHEN/DINER

15'10 x 9'10

Double glazed window and double glazed patio doors to rear GARDEN, wood effect laminate floor covering, radiator, range of modern kitchen units to ground and eye level incorporating solid wood worksurfaces, inset one and a quarter bowl sink unit with mixer taps, built in oven and hob with hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, ceramic tiled splashback

## OFFICE

Double glazed street door to office, wood effect laminate floorcovering, power and light, door to remaining part of garage

## LANDING

Doors to accommodation, access loft

## BEDROOM ONE

Double glazed window to front, radiator, fitted bedroom furniture including, drawers, wardrobes and over bed storage, door to ENSUITE

## ENSUITE

Double glazed window to front, tiled floor and walls, radiator low flush wc, pedestal wash hand basin and separate shower cubicle

## BEDROOM TWO

Double glazed window to front and rear, radiator

## BEDROOM THREE

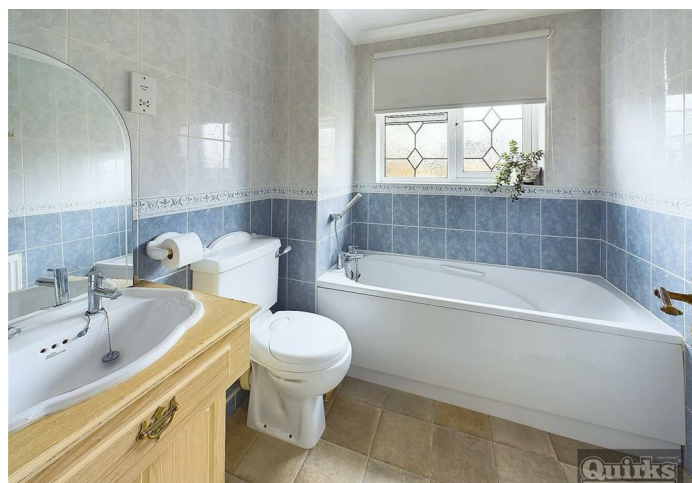
Double glazed window to rear, radiator

## FAMILY BATHROOM

Double glazed window to rear, fully tiled, radiator, three piece suite comprising panelled bath, low flush wc, wash hand basin inset to vanity cupboard

## FRONT GARDEN

Block paved, side access to rear of property





## REAR GARDEN

Patio, lawn area, side pedestrian access, tap, access to OFFICE and remaining portion of GARAGE

## GARAGE

Accessed via up and over door, power and light (Agents Note :-reduced in size converting part to OFFICE)

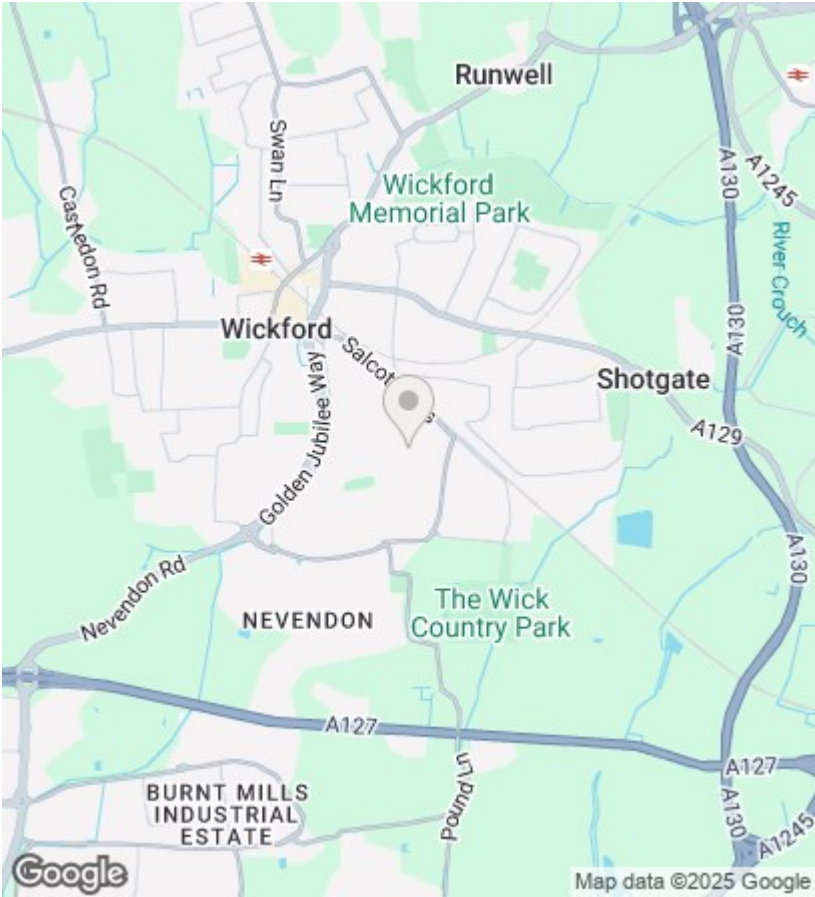
## DISCLAIMER

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 there own enquiries about the functionality.



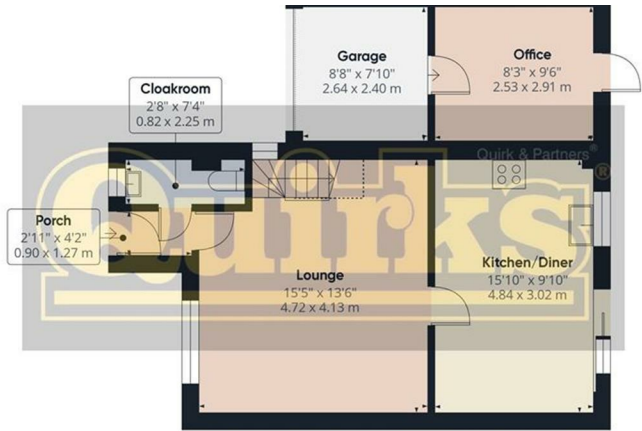




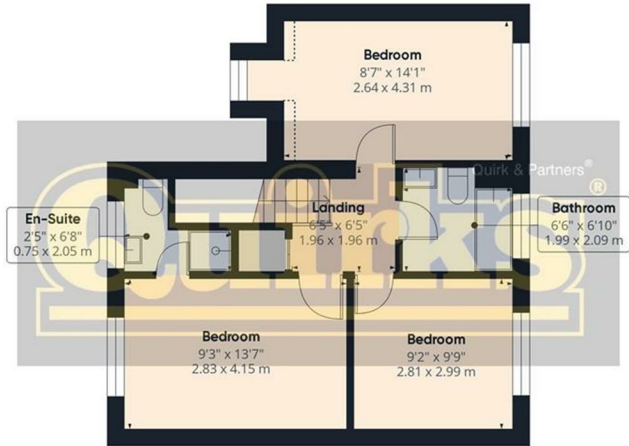


EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Approximate total area<sup>®</sup>  
1004.57 ft<sup>2</sup>  
93.33 m<sup>2</sup>

Reduced headroom  
13.39 ft<sup>2</sup>  
1.24 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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