



## Enfield Road, Wickford

£600,000

- Living Room 17'6 x 14'8
- Kitchen & Utility Room
- New Marsh Ensign Pump Discharge
- Numerous Outbuildings
- Bathroom and Cloakroom
- Large Conservatory 13'2 x 12'
- 4 Bedrooms
- Third of an acre plot (STLS)
- Garage/Workshop/Carport
- Wealth of Potential



Large 4 bedroom detached bungalow situated at the end of a private road on the outskirts of Shotgate. The property sits on a third of an acre plot with views over open farmland with grazing sheep and horses and offers the opportunity to renovate and modernise a wonderful family home. Internally the accommodation includes living room 17'6 x 14'8 with inglenook fireplace, bathroom with 4 piece suite, utility 11' x 9'8, cloakroom and spacious loft room. Externally there is a detached garage, double carport, extensive workshop, numerous sheds and a greenhouse. The property is chain free, in catchment for Hilltop junior school and Beauchamp's secondary school, both rated 'good' by Ofsted and is a short walk away from the local shops and facilities in Shotgate.



Council Tax Band: E



Double glazed opaque door and panelling to:

#### ENTRANCE PORCH

Radiator (untested).  
Internal door to:

#### ENTRANCE HALL

Radiator (untested).  
Display cupboards. Airing cupboard with updated cylinder (untested).  
Radiator (untested).

#### BEDROOM ONE

14' x 9'8  
Two double glazed windows to front.  
Radiator (untested).  
Mirror fronted fitted wardrobe cupboards.

#### BEDROOM TWO

11' x 8'10  
Double glazed window to side. Radiator (untested).

#### BEDROOM THREE

9'4 x 7'8  
Double glazed window to front. Radiator (untested).

#### BEDROOM FOUR

9'4 x 7'8  
Double glazed window to side. Radiator (untested).  
Coved ceiling.

#### SPACIOUS BATHROOM

11'10 x 5'4  
Four piece suite comprising of enclosed low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiling to floor and walls.

Radiator/rail (untested).  
Extractor fan (untested).  
Vanity light.

#### LIVING ROOM

17'6 x 14'8  
Double glazed window to front. Brick inglenook with inset wood burner.  
Two radiator (untested).  
Coved ceiling.

#### LARGE CONSERVATORY

13'2 x 12'  
Brick built with double glazed windows to sides and rear and double glazed door to rear garden.

#### KITCHEN

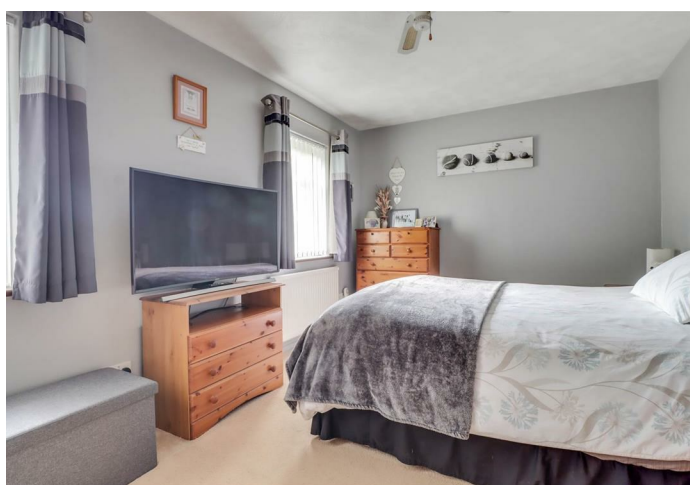
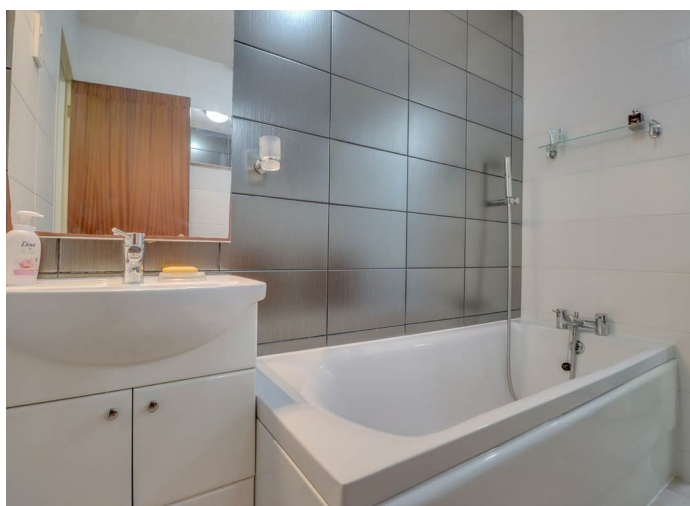
14'8 x 7'6  
Two windows to rear.  
Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath.  
Extensive tiling to floor and walls. Built in oven and hob with extractor fan above (all untested).  
Space for appliances.

#### REAR PORCH

Double glazed door to rear garden.

#### UTILITY ROOM

11' x 9'8  
Double glazed windows to side and rear. Additional sink unit with cupboards





beneath. Space and provision for washing machine and tumble dryer.

#### CLOAKROOM

Double glazed opaque window to rear. Suite comprising of low level WC and wash hand basin. Radiator (untested).

#### LOFT ROOM

17'4 x 13'6

Large, light and spacious loft area with two Velux windows to rear view and two side windows. Useful space offering potential. Boiler and water tank (untested).

#### THIRD OF AN ACRE PLOT (STLS)

The property benefits from a large private plot approaching a third of an acre (STLS) comprising of established enclosed gardens, patios and paths. Mainly laid to lawn with a variety of evergreen and herbaceous plants, trees and shrubs.

#### NUMEROUS OUTBUILDINGS

The gardens include numerous sheds and storage with greenhouse.

#### GARAGE/WORKSHOP & CAR PORT

There is the additional benefit of detached garage currently being used as a playroom and workshop with attached double carport.

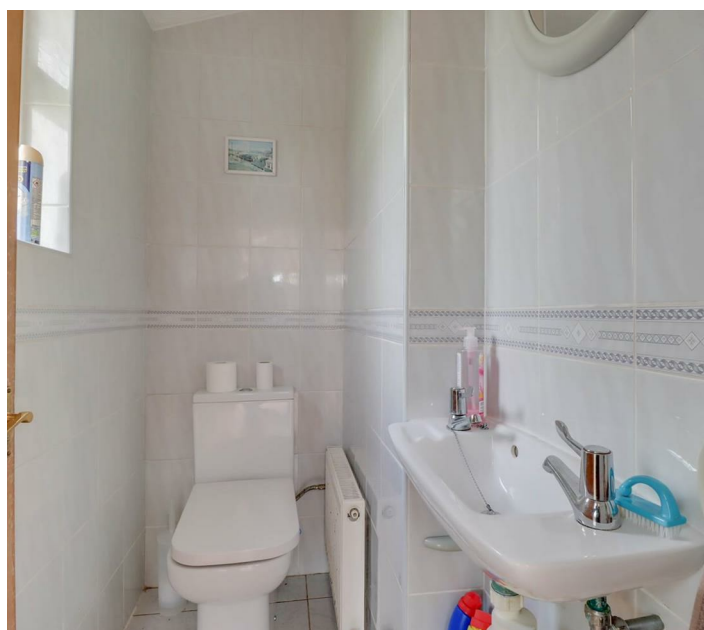
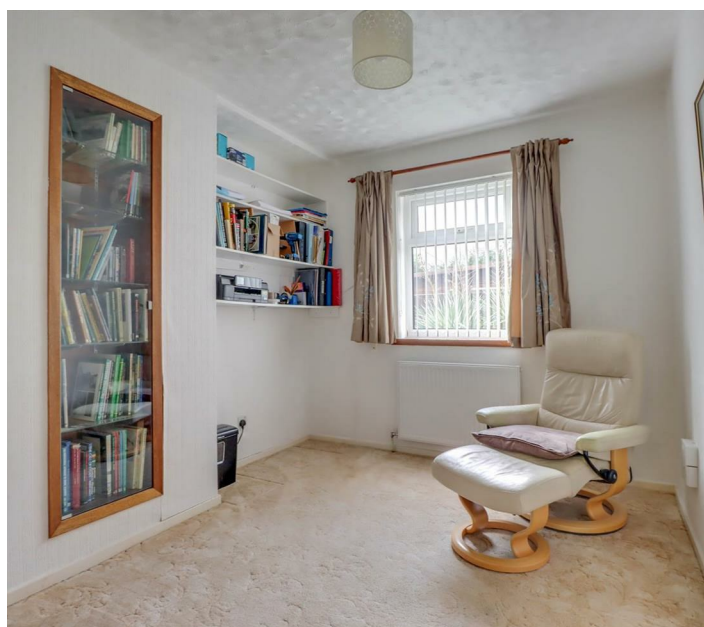
#### New Marsh Ensign Pump Discharge Station

The property benefits from the installation of new Marsh Ensign integral Pump Discharge.

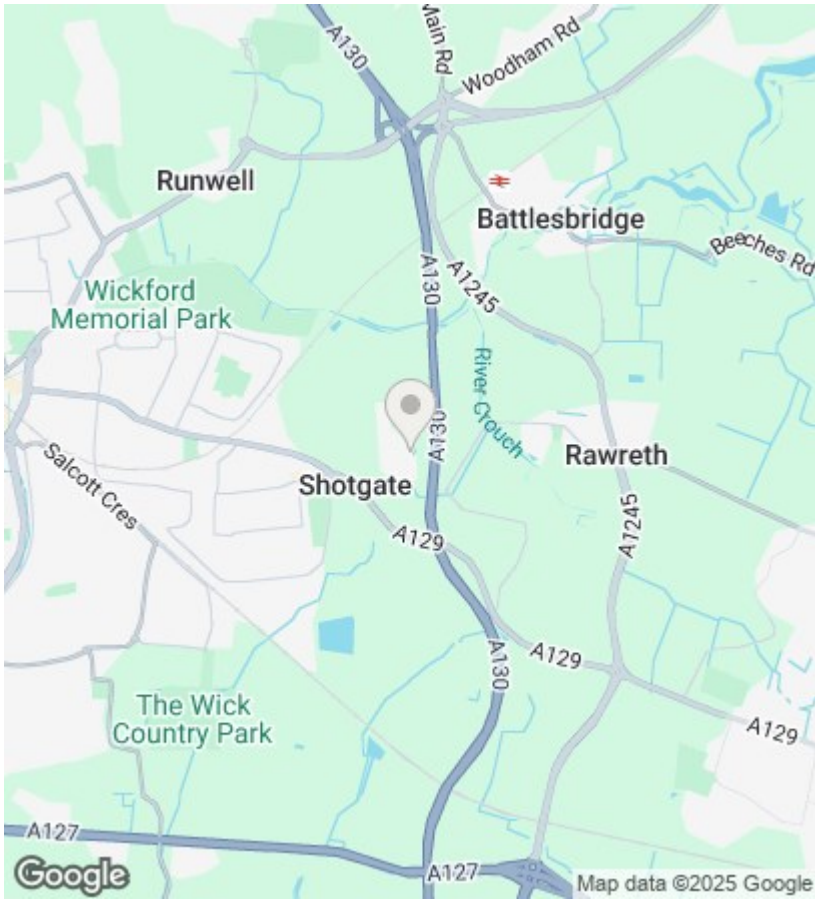
#### Agents Note

New sewage water system was fitted at Leasway in March 2025 by Owls Hall Environmental Limited.

The system is compliant with all new Government regulations and called a Marsh Ensign Shallow Dig Integral Pump Discharge and comes with a 3 year warranty.







EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 118.5 sq. metres (1276.0 sq. feet)

