



## Margarite Way, Wickford

£500,000

- SPACIOUS 23' LOUNGE
- FEATURE 11' BATHROOM
- 2 FIRST FLOOR BEDROOMS
- WESTERLY REAR GARDEN
- 18'10 KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BEDROOM WITH DRESSING ROOM
- DINING AREA 11'6 x 10'
- DRIVEWAY TO FRONT



DECEPTIVELY SPACIOUS & MUCH IMPROVED 3 BEDROOM CHALET BUNGALOW. EXTENDED WITH 23' LOUNGE, 18'10 KITCHEN/BREAKFAST ROOM, 11'6 DINING AREA, GROUND FLOOR MASTER WITH DRESSING ROOM, 2 FIRST FLOOR BEDROOMS, 50' WESTERLY GARDEN, DRIVEWAY TO FRONT. Situated in an established sought after location is this extended and much improved 3 bedroom semi-detached chalet bungalow. The property provides deceptively spacious accommodation including 23' Lounge, 18'10 Kitchen/breakfast room, 11'6 Dining area, ground floor Bedroom with walk-in wardrobe and 2 further first floor Bedrooms. The property further benefits from westerly rear garden and driveway to front providing off street parking. The property further benefits from updated boiler and fuse box.

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Council Tax Band: D



#### RECESS PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

Radiator (untested).  
Coved ceiling with downlighters.

#### BEDROOM 1

11'4 x 11'2

Double glazed window to front. Radiator (untested). Half panelling to walls.

#### WALK-IN WARDROBE

Downlighters to ceiling.  
Laminate finish to floor.

#### FEATURE BATHROOM

11' x 5'8

Double glazed opaque window to rear. Suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiled surround and to floor. Radiator/rail (untested). Vanity cupboard and drawers.

#### SPACIOUS LOUNGE

23' x 11'10

Double glazed bay window to front. Double glazed window to side. Two radiators (untested). Coved ceiling with speakers (untested) and downlighters. Half panelling to walls.

#### KITCHEN/BREAKFAST ROOM

18'10 x 10'2

Double glazed windows to rear and side. Radiator in casement surround (untested). Airing cupboard housing boiler (untested). Range of base and wall mounted units providing drawer and cupboard space with Granite work tops extending to incorporate inset sink unit. Integrated dishwasher and washing machine (appliances untested). Space for range style cooker with extractor fan above (untested). Coved ceiling with speakers (untested) and downlighters. Open plan to:

#### DINING AREA

11'6 x 10'

Double glazed Bi-folding doors to rear. Coved ceiling with speakers (untested) and downlighters. Radiator in casement surround (untested).

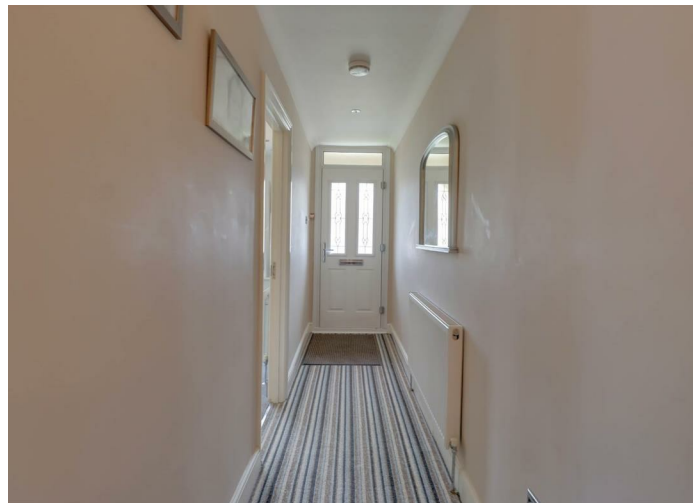
#### FIRST FLOOR LANDING

Access to loft with storage.

#### BEDROOM 2

13' x 11'4 (+w/robes)

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards.





### BEDROOM 3

9'8 x 8'6

Double glazed window to side. Double glazed Velux style window to rear. Radiator (untested). Fitted cupboards and drawers.

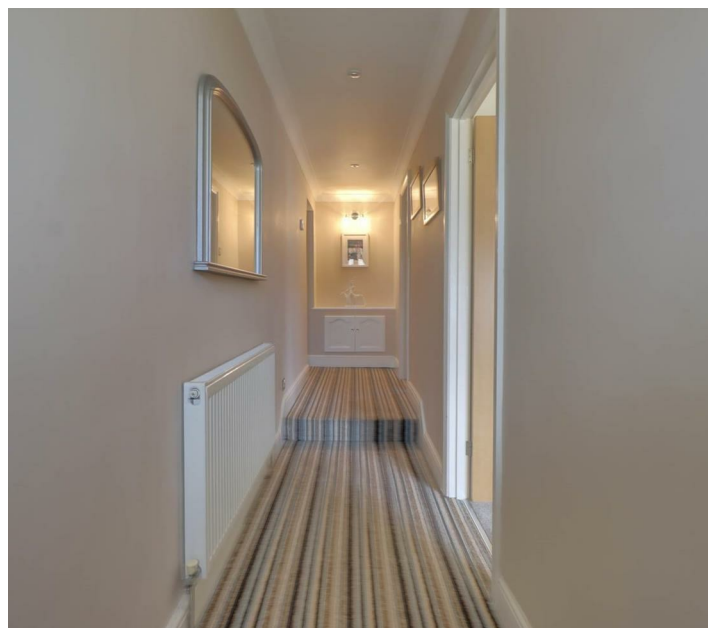
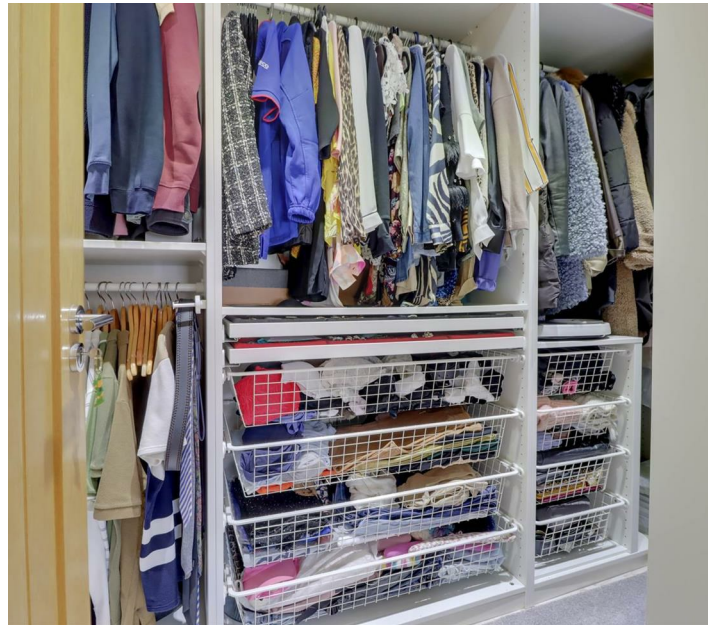
### 50' WESTERLY REAR GARDEN

approx 50'

Commencing with extensive paved patio to immediate rear with remainder laid to lawn. External dining area with Gazebo. Garden room and sheds. Fencing to side and rear boundaries. Access via path and gate to side.

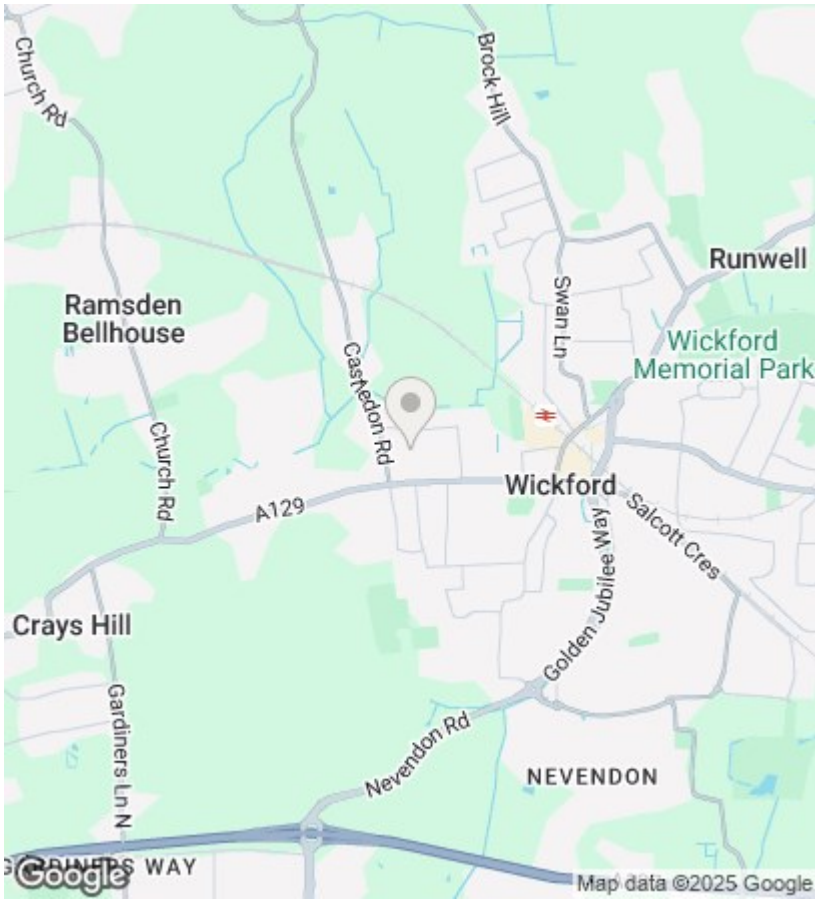
### DRIVEWAY TO FRONT

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









EPC Rating:  
C

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C	69		
(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	

Approx. 85.8 sq. metres (923.5 sq. feet)



First Floor  
Approx. 25.8 sq. metres (277.9 sq. feet)

