



The Tithe, Wickford

Offers Over £500,000

- Refitted Kitchen/Breakfast Room 15'8 x 7'
- Dining Room 12'8 x 8'2
- 4 First Floor Bedrooms
- Garden with lighting & 2 patio areas
- No Onward Chain
- Utility Room 7'10 x 7'
- Living Room 21'6 x 11'4
- Cloakroom, En-suite & Bathroom
- Integral Garage & Driveway

EXTENDED 4 BEDROOM DETACHED. 21'6 LOUNGE. 12'8 DINING ROOM. NEWLY FITTED 15'8 KITCHEN/BREAKFAST ROOM. GARAGE. CLOSE TO PARK & SCHOOLS. Situated in this popular residential location off the London Road, close to local park and within easy access of Bromfords school is this deceptively spacious and exceptionally well presented 4 bedroom detached property. The property has been extended to provide spacious family accommodation including living room 21'6 x 11'4, dining room 12'8 x 8'2, recently refitted kitchen/breakfast room 15'8 x 7', utility room 7'10 x 7', 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property has been recently improved including external down lights and fascias, new front door and paved driveway to front. EPC Rating Band D.



Council Tax Band: E



ENTRANCE LOBBY

Radiator (untested). Tiling to floor. Part glazed door and safety glass panelling to:

LARGE L-SHAPED ENTRANCE HALL

Double glazed arched window to side. Radiator (untested) and wooden radiator cover. Laminate finish to floor. Coved ceiling.

REFITTED

KITCHEN/BREAKFAST ROOM 15'8 x 7'

Double glazed window to front. Double glazed door to side. Range of recently fitted base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Breakfast bar. Integrated fridge and dishwasher (appliances untested). Built in gas double oven, grill, induction hob and extractor fan above (all untested). Full length double doors housing integrated dishwasher with shelving above and downlighters. Tiling to floor. Coved ceiling.

UPDATED CLOAKROOM

Suite comprising of enclosed low level WC and vanity wash hand basin with cupboard beneath. Radiator/heated towel rail (untested). Extensive tiling to floor and surround. Extractor fan (untested).

UTILITY ROOM

7'10 x 7'

Double glazed door to side. Additional base and wall mounted units with black granite work top surface extending to incorporate inset sink unit. Recess for washing machine and freezer. Tiled surround. Radiator (untested). Internal door to integral garage.

LIVING ROOM

21'6 x 11'4

Double glazed window to rear. Double glazed French doors with double glazed panelling to sides. Two radiators (untested). Coved ceiling. Natural limestone fireplace and hearth.

DINING ROOM

12'8 x 8'2

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

FIRST FLOOR LANDING

BEDROOM ONE

11'8 x 10'10

Double glazed half bay window to front. Range of Sharp's fitted furniture incorporating wardrobes, drawers and cupboard space with matching bedside units. Coved ceiling.

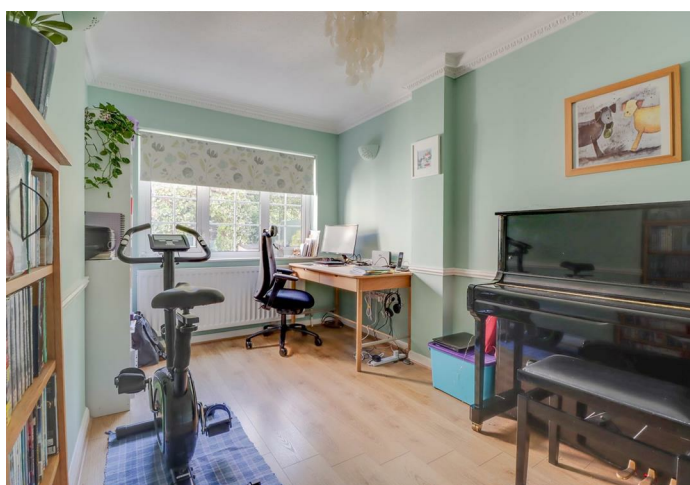
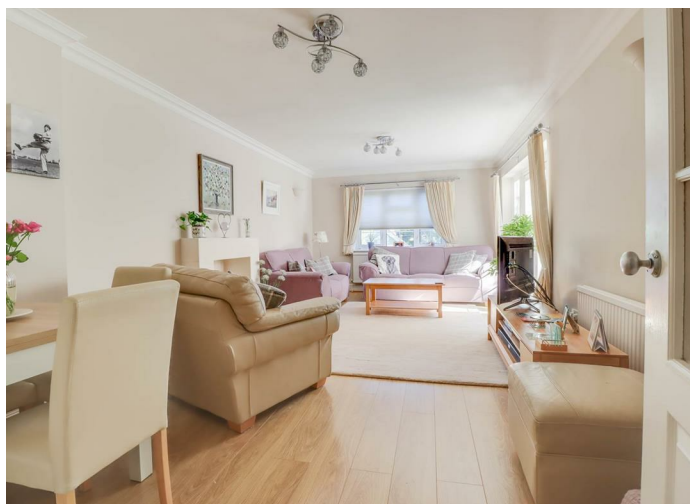
BEDROOM TWO

11' x 7'10

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards and drawers. Coved ceiling.

EN-SUITE

Suite comprising of low level



WC, vanity wash hand basin with cupboard beneath and illuminated mirror and shower cubicle with Aqualisa shower. Extensive tiling to floor and walls. Coved ceiling. Extractor fan (untested). Built in cupboard. Mirrored doors providing access to airing cupboard.

BEDROOM THREE

8'10 x 8'10

Double glazed window to rear. Radiator (untested). Range of two fitted wardrobes, with sliding mirrored doors, offering extensive storage.

BEDROOM FOUR

8' x 7'

Currently used as home office. Double glazed window to front. Radiator (untested). Fitted bedroom furniture incorporating wardrobes cupboards and drawers. Coved ceiling.

SPACIOUS BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin with cupboard beneath and side and Granite surface, panel enclosed bath unit and shower cubicle with Aqualisa shower (untested). Extensive tiling to floor and walls. Radiator/heated towel rail (untested).

REAR GARDEN

Attractively laid out with 2 double external sockets, decked patio area with glazed balustrade leading to lawned area with mature trees and shrubs offering a fair degree of privacy. Decked path leading to second patio area with deck lights. Large playhouse with mezzanine storage area with power and lighting. Access to both sides via paths and gates.

INTEGRAL GARAGE

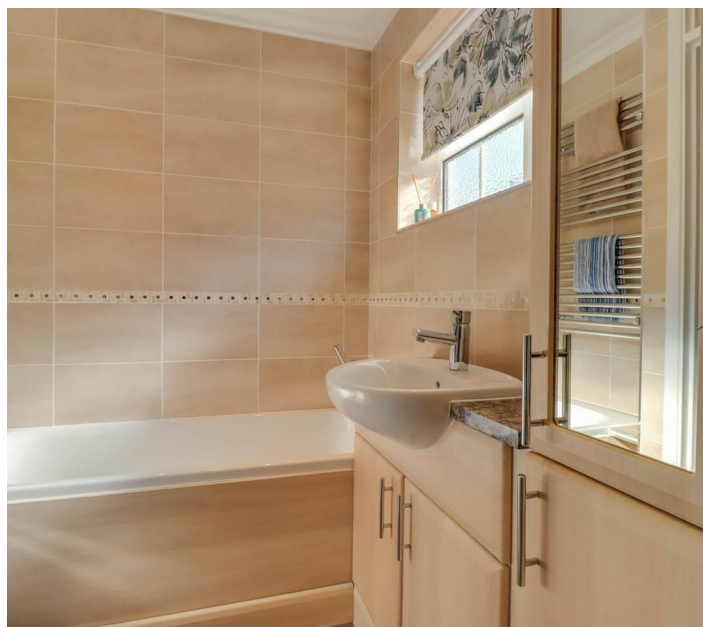
Up and over door to front. Power and light connected (untested). Space for fridge freezer with work top and cupboards alongside. Meters.

DRIVEWAY TO FRONT

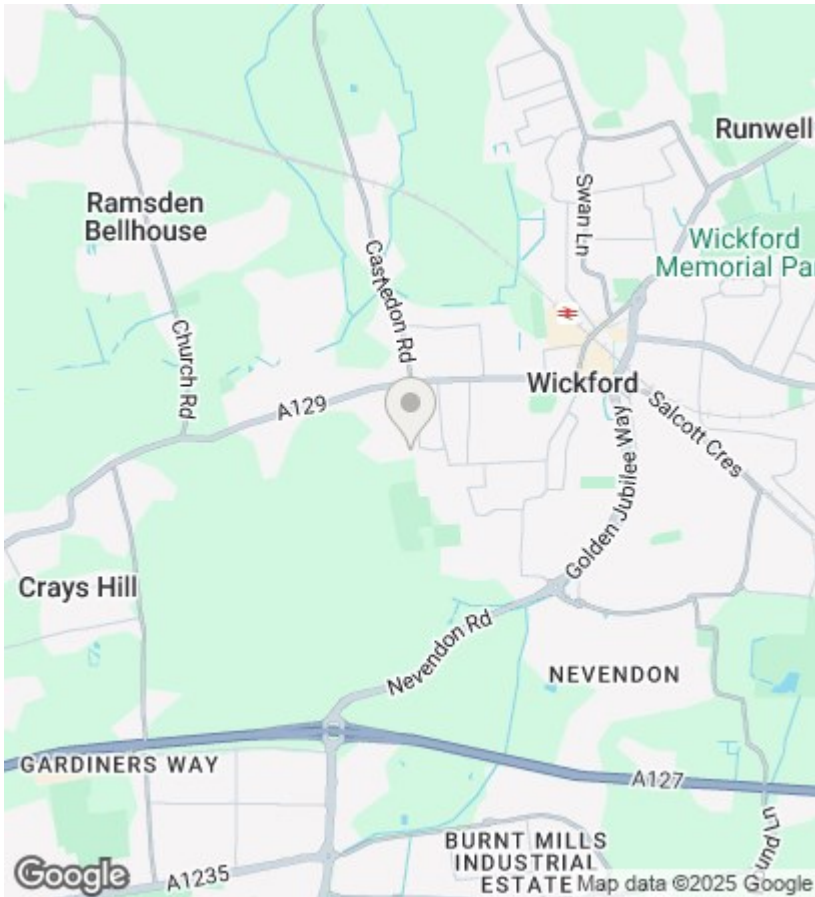
The property benefits from recently paved driveway to front providing ample off street parking.

RECENT IMPROVEMENTS

The property is presented in good condition and has been much improved recently to include new composite front door, refitted kitchen, external downlights and fascias and newly fitted downstairs cloakroom



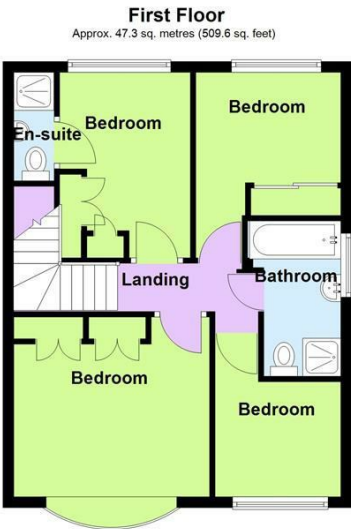
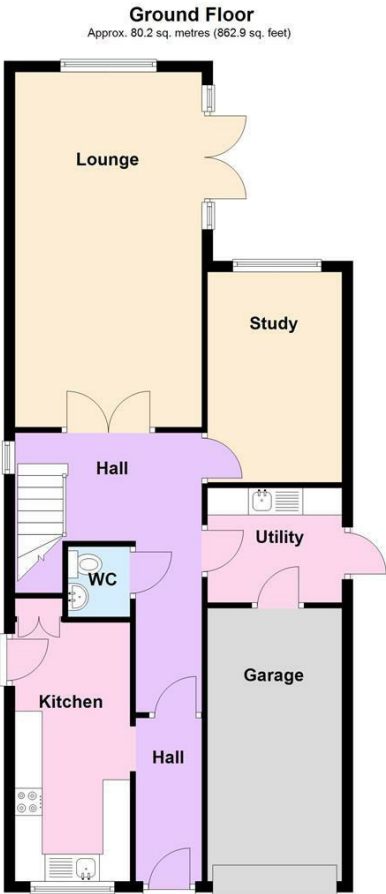




EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 127.5 sq. metres (1372.5 sq. feet)