

## Swan Lane, Wickford

£850,000

- Living Room
- Utility Room
- 4 En-suites & Cloakroom
- Potential Annex
- Kitchen
- 4 Bedrooms
- Westerly Rear Garden
- Detached Garage & Driveway

RE-DEVELOPED 4 BEDROOM DETACHED. 4 EN-SUITES. OPEN PLAN LIVING AREA. LANDSCAPTED REAR GARDEN. OUTBUILDING POTENTIAL ANNEX. Situated within walking distance of town centre and mainline station and close to all facilities is this re-developed 4 bedroom detached property with a high specification open plan living space 25' x 20'11 with centre island, 4 en-suites, study 8' x 6'2, ground floor cloakroom, utility room, landscaped garden to rear with outbuilding potential for annex with shower room. The property's high specification includes double glazed windows, air conditioning unit, garage and driveway to front providing ample off street parking. Incredibly low heating costs (see agent). Basildon council tax band E. EPC Rating D

 4

 4

 3

 D

Council Tax Band: E





Double glazed door to:

#### ENTRANCE HALL

Tiling to floor.

#### BEDROOM

13'6" x 11'

Double glazed window to front. Fitted mirror fronted wardrobe cupboards. Air condition unit (untested). Tiling to floor. Door to:

#### EN-SUITE

9'2" x 5'2"

Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and double shower cubicle with rain drop shower head. Tiling to floor and surround. Heated towel rail (untested). Extensive tiling to floor and walls. Spotlights to ceiling.

#### OFFICE/STUDY

8' x 6'2"

Double glazed window to front. Built in storage cupboard. Tiling to floor. Spotlights to ceiling.

#### INNER HALL

Oak finish staircase with glass panelling. 2 built in storage cupboards. Tiling to floor. Spotlights to ceiling. Door to:

#### CLOAKROOM

Suite comprising of low level WC and vanity wash hand basin. Tiling to floor and walls. Heated towel rail (untested). Spotlights to ceiling.

#### OPEN PLAN

##### LIVING/KITCHEN/DINER

25' x 20'11"

Double glazed Bi-folding doors to rear garden. Double glazed window to side. Wood burner (untested). Wall mounted air conditioning unit (untested). Tiling to floor. Inset spotlights to ceiling.

#### KITCHEN AREA

Comprehensive range of base

and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit. Island with matching Granite work top. Space for American style fridge freezer. Integrated appliances including double oven, 5 ring induction hob with extractor fan above, microwave, dishwasher and wine chiller (all appliances untested).

#### UTILITY ROOM

8' x 7'10"

Double glazed door to side. Additional matching base and wall mounted units with Granite work surface. Recess for washing machine and tumble dryer. Wall mounted boiler (untested). Tiling to floor. Inset spotlights to ceiling.

#### FIRST FLOOR PART GALLERIED LANDING

Double glazed window to front. Oak staircase with glass panelling. Semi-vaulted ceiling. Access to loft. Built in cupboard. Wood flooring. Inset spotlight to ceiling.

#### BEDROOM

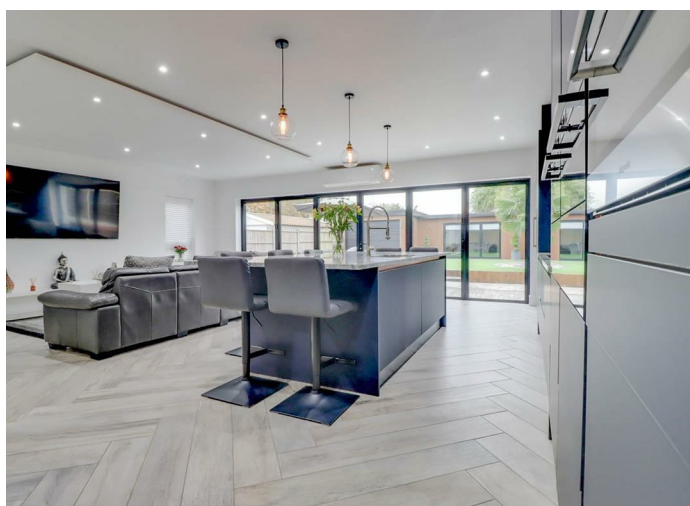
16'6" x 15'2"

Double glazed window to rear. Air conditioning unit (untested). Wood flooring. Inset spotlights to ceiling.

#### EN-SUITE

11'4" x 8'9"

Double glazed opaque window to side. Suite comprising of enclosed low level WC, his n hers wash hand basins and double shower cubicle with rain drop head. Heated towel rail (untested). Extensive tiled surround. Wall mounted mirror with LED lighting (untested). Inset spotlights to ceiling. Doorway to:



### DRESSING ROOM

7'10 x 5'4

Double glazed window to rear. Range of mirror fronted wardrobe cupboards. Inset spotlights to ceiling.

### BEDROOM

13'9 x 11'3

Double glazed window to front. Air conditioning unit (untested). Built in mirror fronted wardrobe cupboard. Wood flooring. Inset spotlights to ceiling.

### EN-SUITE

11'8 x 9'2

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and double walk in shower with rain drop head. Heated towel rail (untested). Wall mounted mirror with LED lighting (untested). Inset spotlights to ceiling.

### BEDROOM

13'6 x 8'10

Double glazed window to front. Fitted storage unit. Air conditioning unit (untested). Wood flooring. Inset spotlights to ceiling.

### EN-SUITE BATHROOM

Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and P shaped bath unit with shower with rain drop shower head (untested) and screen. Tiling to walls and floor. Inset spotlights to ceiling.

### WESTERLY REAR GARDEN

The property benefits from landscape garden to rear with porcelain tiled patio to immediate rear with remainder laid to artificial lawn. Additional porcelain semi-circular patio to side. External lighting and power (untested). External tap. Access to side. Fencing to boundaries.

### DETACHED GARAGE

21'8 x 12'2

Electric roller door to front. Double glazed window to rear. Power and light connected (untested). Air conditioning unit (untested). Door to:

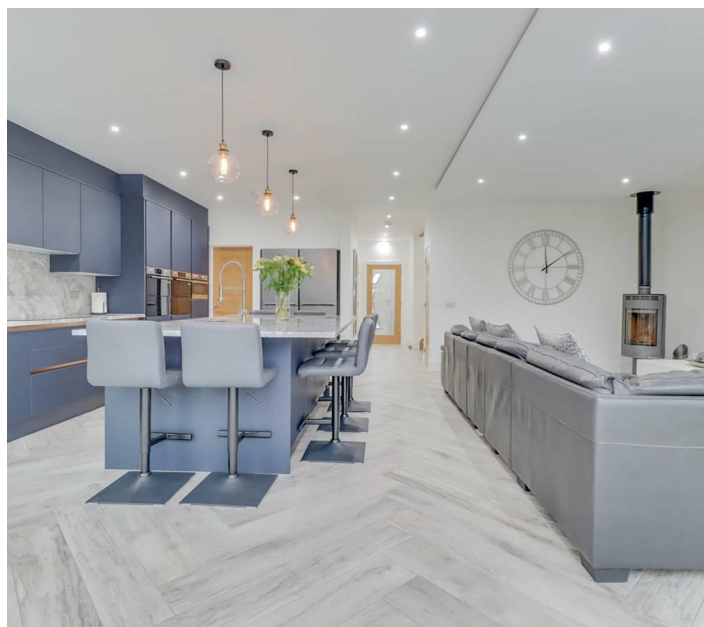
### GAMES ROOM/POTENTIAL ANNEX

23'11 x 15'1

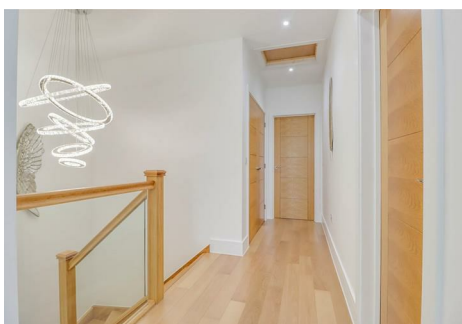
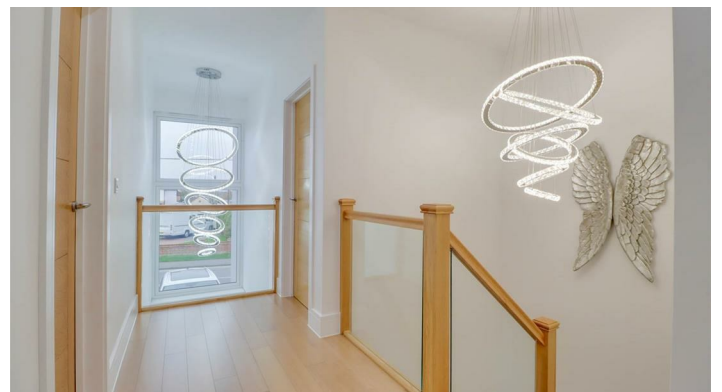
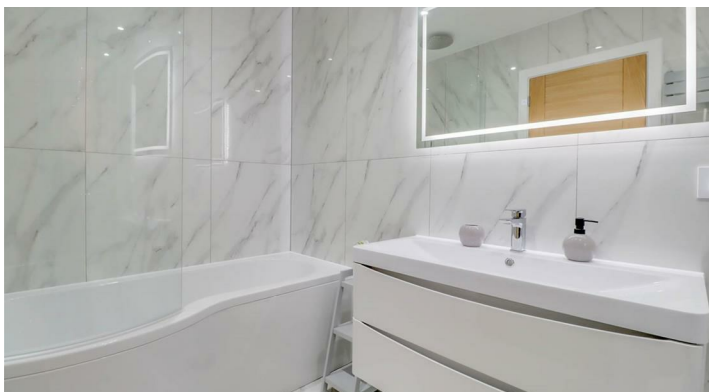
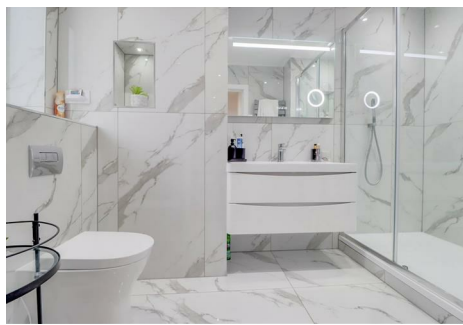
Double glazed bi-folding doors to front. Double glazed windows to rear and side.

Kitchen area: Wall mounted air conditioning unit (untested). Laminate finish to floor. Inset spotlights to ceiling.

Shower room: Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and double shower cubicle. Heated towel rail (untested). Tiling to floor and walls.









### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 