

## Nevendon Road, Wickford

£450,000

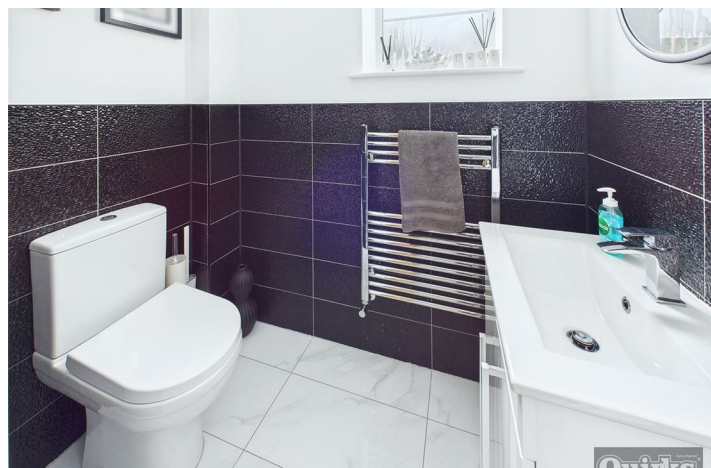
- Lounge 16'3 x 12'3
- Ground Floor Cloakroom
- Bathroom
- Off Street Parking
- CCTV system and Alarm
- Kitchen/Diner 17'2 x 12'7 <10'1
- 3 First Floor Bedrooms
- Garden to Rear
- Remote control gated property
- EPC - TBC



3 BEDROOM DETACHED. WESTERLY REAR GARDEN. OFF STREET PARKING. BATHROOM. GROUND FLOOR CLOAKROOM. A delightful modern detached family home situated in close proximity to the High Street, main routes and Railway Station. Gated secure parking, attractive Westerly facing garden and spacious accommodation throughout with fitted log burner. Internal viewing is strongly advised.



Council Tax Band: E



Attractive double glazed entrance door to:

#### Hallway:

Tiled floor, smooth coved ceiling, radiator.

#### Cloakroom/WC:

Suite comprising low level WC and wash basin in vanity unit with cupboard below. Part tiled walls, chrome effect ladder style radiator. Smooth coved ceiling with inset down lights, extractor fan, obscure double glazed window, tiled floor.

#### Lounge:

13'2 x 12'3

Dual aspect double glazed windows, stairs to first floor with large storage cupboard below, radiator, smooth coved ceiling. Feature log burner to remain.

#### Modern Fitted Kitchen / Diner:

17'0 x 10'0

Fitted work surfaces to three walls with range of drawers, cupboards and integrated appliances below. Inset 4 ring gas hob with oven below and extractor hood over. Wall mounted cupboards to two walls, smooth coved ceiling with inset down lights. Bi-Fold doors to rear garden, tiled floor, radiator.

#### Landing:

Two Velux windows, smooth coved ceiling with down lights, two radiators

#### Bedroom One:

10' x 9'100 plus robes  
Double glazed window, built in wardrobes to one wall,

further built in cupboard, smooth ceiling.

#### Bedroom Two:

9'11 x 7'1

Double glazed window with Juliet balcony overlooking the rear garden, radiator, smooth ceiling,

#### Bedroom Three:

9'7 x 7'4

Double glazed dormer window, radiator, smooth ceiling.

#### Bathroom:

White suite comprising wash basin in vanity unit with drawers below. 'P' shape bath with shower over and splash screen, tiled walls and floor, Velux window  
Chrome effect ladder style radiator, smooth ceiling.

#### Enclosed Rear Garden:

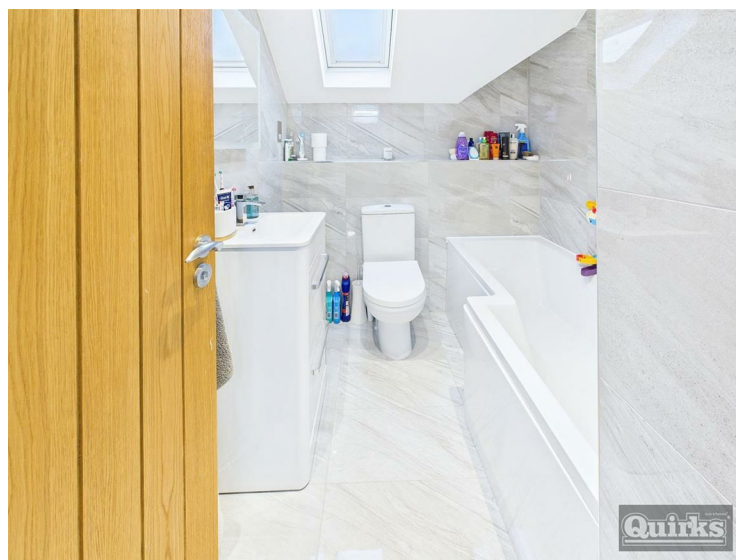
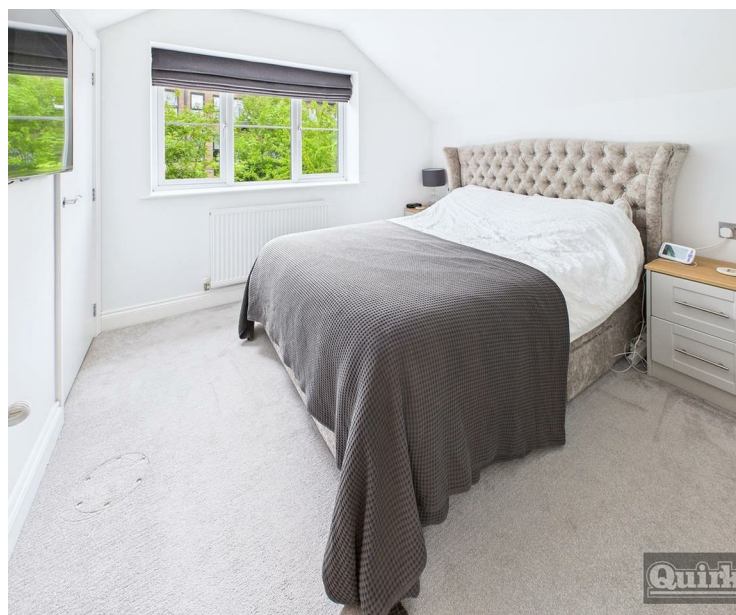
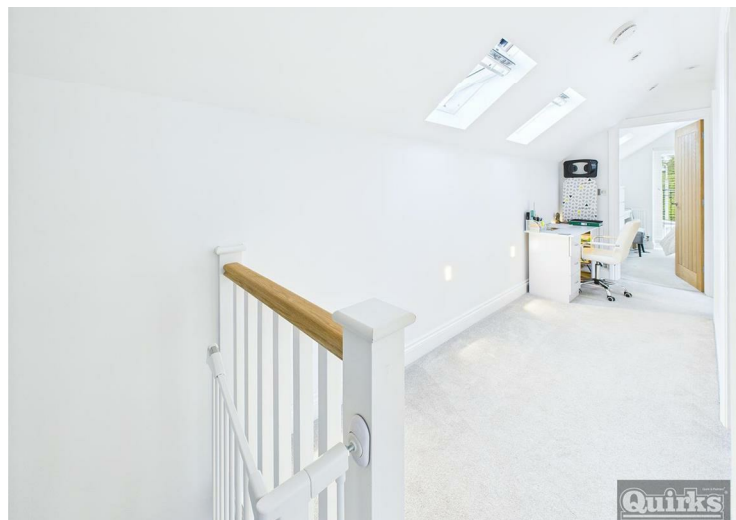
Approx 45' Westerly facing with attractive paved patio and pathways, lawn and raised flower beds. Personal door to side. Approx 45' Westerly facing with attractive paved patio and pathways, lawn and raised flower beds. Personal door to side.

#### Off Street Parking.

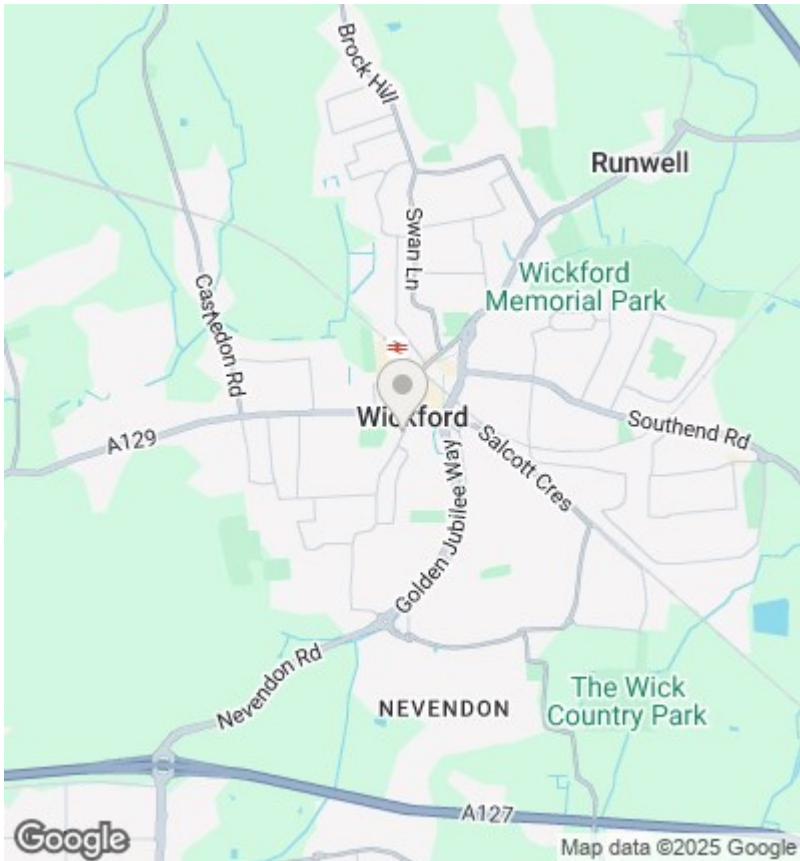
Block paved behind secure remote control gates,

#### 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.

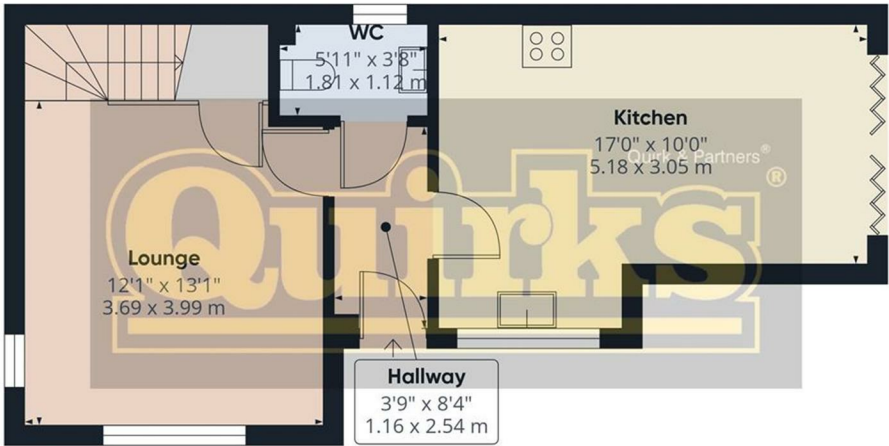




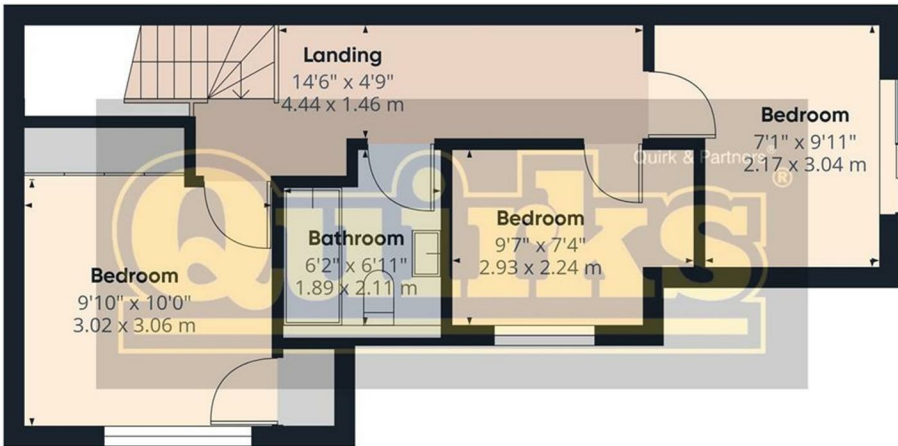


### EPC Rating:

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>		
(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 	



Floor 0



Floor 1