



## Sandown Close, Wickford

£350,000

- SPACIOUS ENTRANCE HALL
- DINING ROOM 12' x 10'4
- 3 FIRST FLOOR BEDROOMS
- 40' REAR GARDEN & DRIVEWAY
- LOUNGE 11'8 x 10'4
- UPDATED KITCHEN 8'6 x 8'
- MODERN BATHROOM
- REWIRE, UPDATED BOILER AND RADIATOR

REFURBISHED IN RECENT YEARS WITH UPDATED BOILER AND RADIATORS AND ELECTRICS. 3 BED SEMI-DETACHED HOUSE IN PLEASANT CUL-DE-SAC LOCATION. LOUNGE 11'8 x 10'4, DINING ROOM 12' x 10'4, KITCHEN 8'6 x 8', REFITTED BATHROOM. 40' GARDEN AND DRIVEWAY TO FRONT. Situated in a pleasant cul-de-sac location close to local shops, park and school is this updated 3 bedroom semi-detached house benefitting from Lounge, Dining Room, refitted Kitchen and modern Bathroom. The property was refurbished in recent years including updated boiler and radiators, replastered and re-wiring. The property further benefits from off street parking to front, shared access to side and 40' garden to rear.

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Council Tax Band: C





#### ENTRANCE HALL

Double glazed opaque window to front, radiator, downlighters to ceiling, understairs cupboard.

#### LOUNGE

11'8 x 10'4

Double glazed window to front. Radiator. Open plan to:

#### DINING ROOM

12' x 10'4

Double glazed French doors and panelling to rear garden. Radiator and open plan to:

#### KITCHEN

8'6 x 8'

Double glazed window to rear. Range of base and wall units with work tops extending to incorporate inset sink with cupboard beneath. Recess for washing machine and fridge/freezer. Built-in oven and hob with extractor over. Dishwasher.

#### FIRST FLOOR LANDING

Double glazed window to side.

#### BEDROOM 1

11'8 x 10'

Double glazed window to front. Radiator.

#### BEDROOM 2

11'8 x 10'

Double glazed window to rear. Radiator.

#### BEDROOM 3

7'6 x 6'6

Double glazed window to front. Radiator.

#### REAR GARDEN

approx 40'

New fencing with gate to side and patio and lawn.

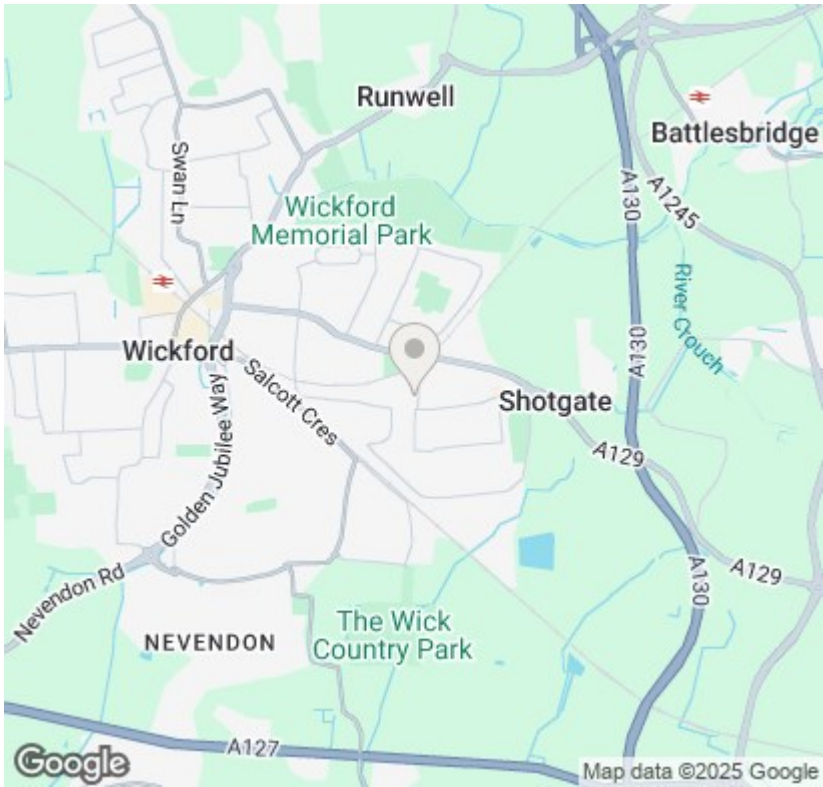
#### DRIVEWAY TO FRONT/SIDE

Off street parking to front.









EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 