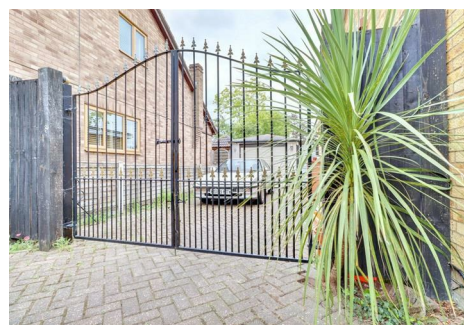




Friern Gardens, Wickford

Offers Over £500,000

- Living Room 16'10 x 11'2
- Dining Room 11' x 8'8
- En-suite & Bathroom
- Large Rear Garden
- Kitchen/Breakfast Room 13'8 x 12'4
- 3 Bedrooms
- annex with Kitchen, Bathroom & Bedroom
- Driveway to Front

3 BEDROOM SEMI-DETACHED BUNGALOW WITH ANNEX. LARGE REAR GARDEN. LARGE DRIVEWAY TO FRONT PROVIDING AMPLE OFF STREET PARKING. Situated in this popular and established location set within easy access of town centre and mainline station is this 3 bedroom semi-detached bungalow with annex to rear. The property benefits from accommodation including living room 16'10 x 11'2, dining room 11' x 8'8, kitchen/breakfast room 13'8 x 12'4, 3 bedrooms, en-suite and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) large garden to rear with annex to include living/kitchen area 15'8 x 11', bedroom 10'8 x 7'6 and bathroom, garage/workshop 16'6 x 9'6 and large driveway to front providing ample off street parking. Basildon council tax band D, EPC Rating D.



Council Tax Band: D



Double glazed door at side to:

ENTRANCE HALL

BEDROOM ONE

13'2 x 11'

Double glazed window to front. Radiator (untested). Coved ceiling. Built in mirror fronted wardrobe cupboard.

EN-SUITE

Suite comprising of low level WC, wash hand basin and shower cubicle. Tiled surround.

BEDROOM TWO

9'2 x 8'10

Double glazed window to front. Fitted mirror fronted wardrobe cupboards. Radiator (untested).

BATHROOM

Double glazed opaque window to side. Four piece suite comprising of enclosed low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiling to floor and walls. Radiator (untested).

DINING ROOM

11' x 8'8

Coved ceiling. Laminate finish to floor. Glazed internal windows to:

LIVING ROOM

16'10 x 11'2

Double glazed French doors and double glazed panelling to rear garden. Radiator (untested). Coved ceiling.

BEDROOM THREE

9'10 x 9'6

Double glazed window to side. Radiator (untested).

KITCHEN/BREAKFAST ROOM

13'8 x 12'4

Double glazed window and double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Breakfast bar. Space for range style cooker with extractor fan above (untested). Space for washing machine, tumble dryer, dishwasher and American style fridge freezer. Coved ceiling. Tiling to floor and surround.

REAR GARDEN

The property benefits from large corner plot with extensive patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries.



ANNEX/GARDEN ROOM

Accommodation comprises of:

KITCHEN/LIVING AREA

15'8 x 11'

2 double glazed windows to rear garden.

KITCHEN AREA

Base and wall mounted units with work top surface extending to incorporate inset sink unit. Built in oven and hob (untested). Space for appliances.

BEDROOM/OFFICE

10'8 x 7'6

2 double glazed windows to rear garden.

BATHROOM

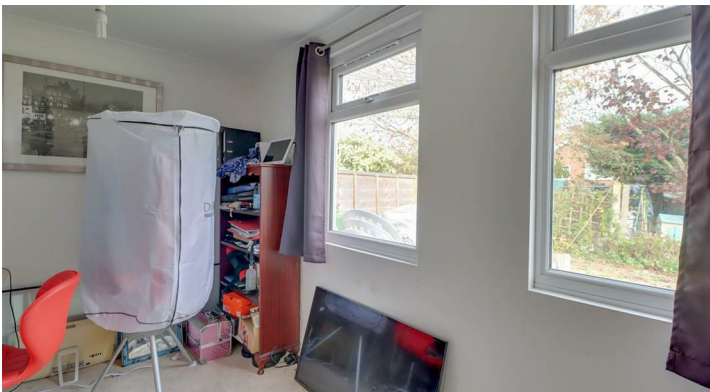
LARGE GARAGE

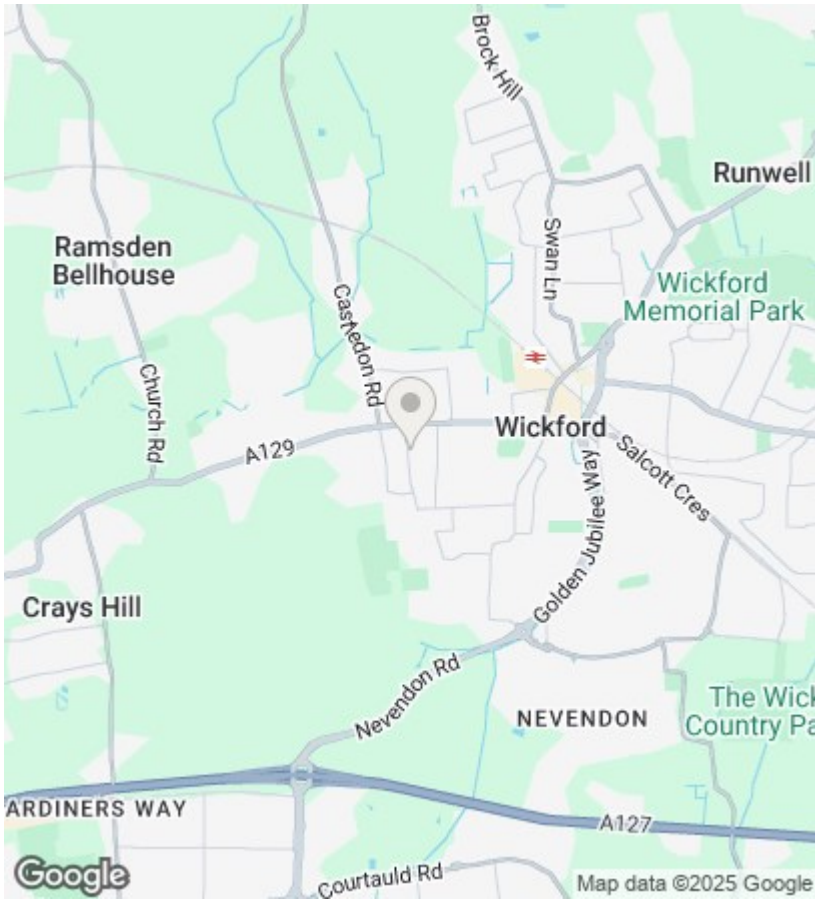
16'6 x 9'6

EXTENSIVE DRIVEWAY

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







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

