



Grange Avenue, Wickford

Offers Over £525,000

- Dining Room 14'6 x 8'10
- Living Room 18' x 12'7
- Bathroom & En-suite
- Integral Garage
- Kitchen/Breakfast Room 22'6 x 9'4
- 4 First Floor Bedrooms
- 30ft Garden to Rear
- Block Paved Driveway

4 BEDROOM DETACHED. INTEGRAL GARAGE & DRIVEWAY. 18' LIVING ROOM. 22'6 KITCHEN/BREAKFAST ROOM. Situated on the Nevendon Road side of Wickford within easy access of town centre, park and schools is this 4 bedroom detached property benefitting from accommodation including living room 18' x 12'7, dining room 14'6 x 8'10, kitchen/breakfast room 22'6 x 9'4, 4 first floor bedrooms, en-suite and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, 30ft garden to rear, integral garage and driveway to front providing off street parking.

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 D

Council Tax Band: E



Part glazed door to:

ENTRANCE PORCH

Part glazed door to:

ENTRANCE HALL

Radiator. Under stairs cupboard.

DINING ROOM

14'6 x 8'10

Double glazed half bay window to front.

Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM

22'6 x 9'4

Double glazed window to rear. Two double glazed windows to side.

Radiator. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Built in double oven and induction hob. Integrated fridge freezer and dishwasher. Cupboard housing space and provision for washing machine. Ceramic tiling to floor. Radiator. Downlighters to ceiling.

LIVING ROOM

18' x 12'7

Double glazed patio doors to rear garden. Radiator. Coved ceiling. Brick fireplace with gas fire.

FIRST FLOOR LANDING

Airing cupboard. Access to loft.

BEDROOM ONE

12'10 x 11'8

Double glazed window to rear. Range of fitted wardrobe cupboards and bedside units. Radiator. Coved ceiling.

EN-SUITE

8'10 x 4'6

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail.

BEDROOM TWO

10' x 9'10

Double glazed window to side. Radiator. Coved ceiling. Mirror fronted wardrobe cupboards.

BEDROOM THREE

8'10 x 7'8

Double glazed window to rear. Radiator. Coved ceiling. Mirror fronted wardrobe cupboard.

BEDROOM FOUR

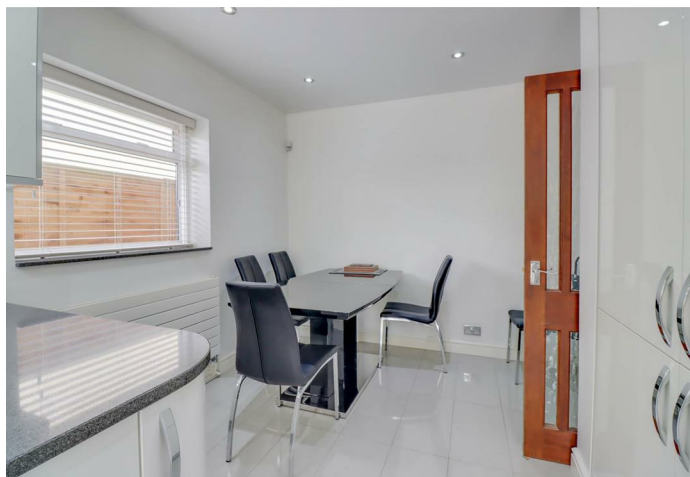
11'10 x 6'10

Double glazed window to front. Radiator. Coved ceiling. Fitted wardrobe cupboards and desk.

BATHROOM

9'4 x 4'7

Double glazed opaque



window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiled surround. Radiator/rail.

REAR GARDEN

approaching 30ft

The property benefits from an easy maintenance garden to rear with paved porcelain patio. Fencing to side and rear boundaries. Access via path and gate to side. Outside tap and lights. Shed.

INTEGRAL GARAGE

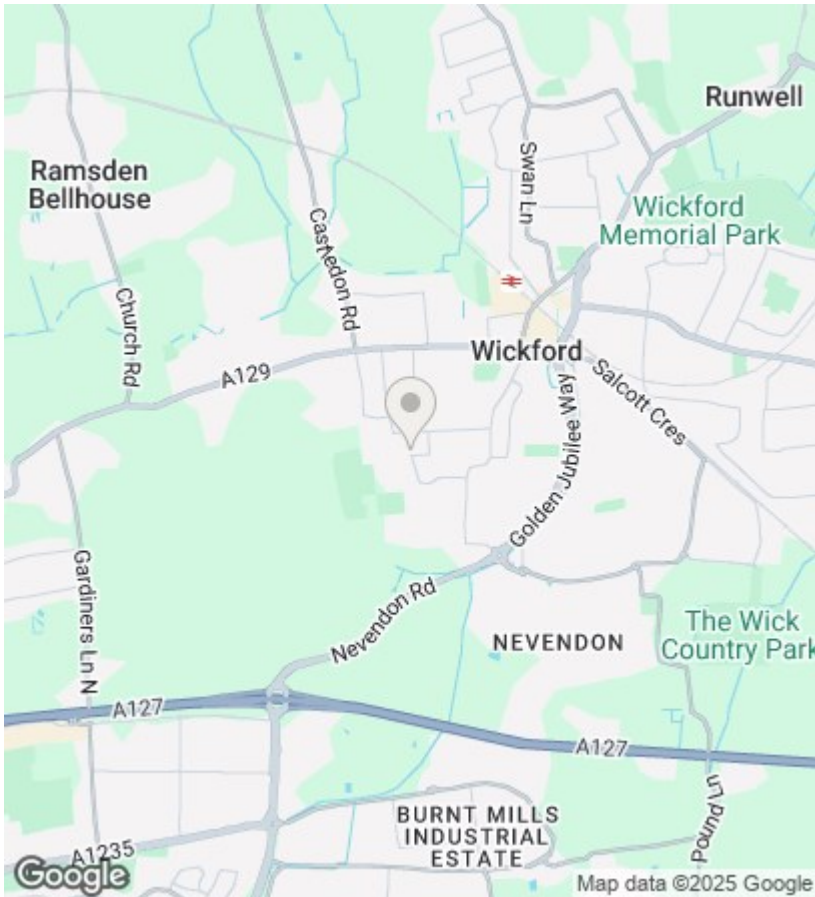
Roller up and over door to front. Power and light connected.

DRIVEWAY TO FRONT

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







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

