



## Friern Walk, Wickford

£700,000

- 4/5 Bedrooms
- Living Room 16'10 x 13'
- Kitchen/Family Room 13'10 x 9'8
- Utility Room 10' x 5'6
- West Facing Rear Garden
- Dining Room 13' x 11'8
- Study 9'2 x 6'
- Orangery 13'6 x 11'6
- Cloakroom, Bathroom & En-suite
- Double Garage & Driveway



4/5 BEDROOM DETACHED. DOUBLE GARAGE. LARGE DRIVEWAY. WEST FACING REAR GARDEN. 13'6 ORANGERY. 16'10 LIVING ROOM. Situated in a pleasant location on the London Road side of Wickford within walking distance of local schools and park and within easy access of town centre and mainline station is this 4/5 bedroom detached property benefitting from accommodation including dining room 13' x 11'8, living room 16'10 x 13', study 9'2 x 6', kitchen/family room 13'10 x 9'8, orangery 13'6 x 11'6, utility room 10' x 5'6, games room/TV/bedroom 12'6 x 10'8, 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, alarm system, west facing garden to rear, double garage and driveway to front providing ample off street parking.



Council Tax Band: F



Double glazed opaque door to:

#### SPACIOUS ENTRANCE HALL

Double glazed opaque window to front. Two radiators. Coved ceiling. Laminate finish to floor. Under stairs cupboard.

#### DINING ROOM

13' x 11'8

Double glazed bay window to front. Radiator. Coved ceiling. Glazed double doors to:

#### LIVING ROOM

16'10 x 13'

Double glazed French doors to rear garden. Fireplace with gas fire. Radiator. Coved ceiling.

#### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin.

#### STUDY

9'2 x 6'

Double glazed window to side. Newly fitted furniture incorporating desk, drawers and storage cupboards. Radiator.

#### KITCHEN/FAMILY ROOM

13'10 x 9'8

Range of base and wall mounted units providing ample drawer and cupboard space with Granite work tops extending to incorporate inset sink unit with cupboard beneath. Integrated appliances. Built in oven, hob, microwave with extractor fan. Tiling to

floor with underfloor heating.

#### ORANGERY

13'6 x 11'6

Brick base with double glazed windows to sides and rear. Double glazed Bi-folding doors to rear garden. Double glazed French doors to side. Vaulted ceiling. Self cleaning roof. Tiling to floor with under floor heating.

#### UTILITY ROOM

10' x 5'6

Double glazed window and double glazed door to rear. Additional base and wall mounted units with cupboard housing underfloor heating system and gas fired boiler. Recess for washing machine and extra appliance. Slim line wine cooler. Radiator. Under floor heating.

#### GAMES ROOM/TV

#### ROOM/BEDROOM

12'6 x 10'8

Double glazed window to side. Radiator. Coved ceiling.

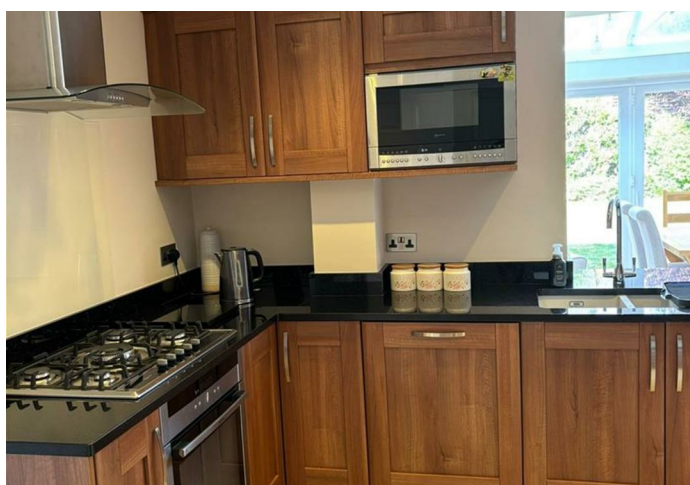
#### FIRST FLOOR LANDING

Semi galleried with double glazed window to front. Airing cupboard housing updated cylinder. Access to large loft.

#### BEDROOM ONE

16'2 x 13'

Double glazed window to rear. Extensive range of fully fitted wardrobes. Radiator. Coved ceiling. Door to:





### EN-SUITE

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and double shower cubicle. Radiator. Coved ceiling. Extractor fan.

### BEDROOM TWO

12'10 x 9'8

Double glazed window to front. Radiator. Fitted wardrobes.

### BEDROOM THREE

9'8 x 9'4

Double glazed window to front. Radiator. Coved ceiling. Range of fitted wardrobes and drawers.

### BEDROOM FOUR

9'8 x 7'6

Double glazed window to rear. Radiator. Newly fitted wardrobes.

### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower and screen. Coved ceiling. Extractor fan.

### WEST FACING REAR GARDEN

The property benefits from landscaped garden to rear commencing with paved patio to immediate rear and side with lighting and pergola. Remainder laid to lawn with flower and shrub borders. External power points and tap. Shed to side. Access to adjacent side with secure gate. Awning with wall heater and lighter to patio area.

### DOUBLE GARAGE

17'4 x 16'8

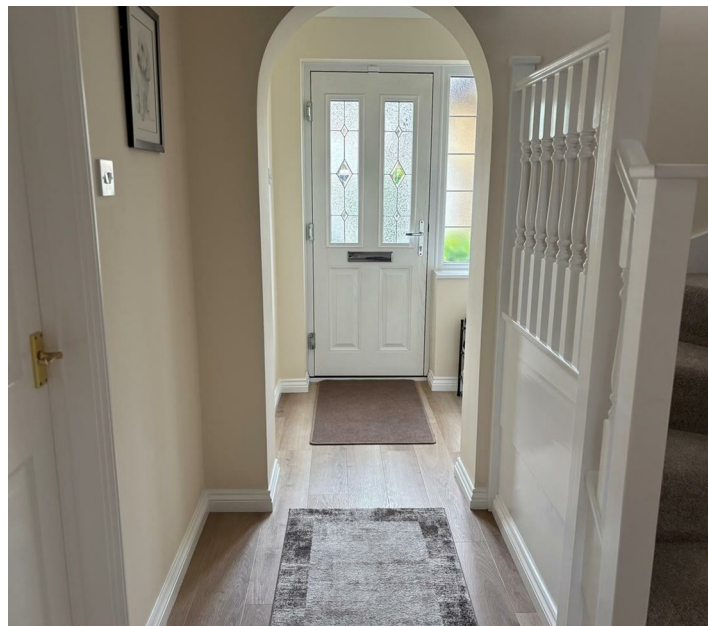
Electric up and over door to front. Double glazed door to side. Power and light connected. Storage space in eaves.

### DRIVEWAY TO FRONT

The property benefits from driveway to front providing ample off street parking. Well maintained garden to front.

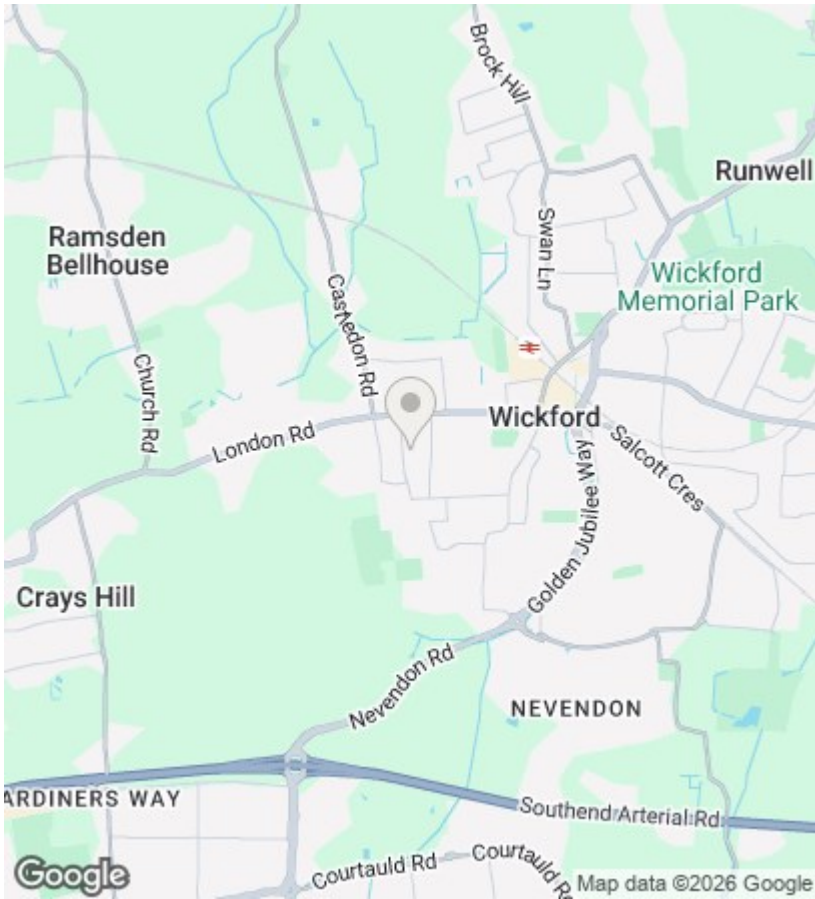
### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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 