



Fourth Avenue, Wickford

£440,000

- 2 Double Bedrooms
- Ground Floor Bathroom
- 70ft Westerly Rear Garden
- Driveway to Front
- Mezzanine Bedroom
- Living/Kitchen 20'8 x 19'6
- Garden Building
- No Onward Chain

UNUSUAL 3 BEDROOM CHALET BUNGALOW. 70FT WESTERLY REAR GARDEN. SUPERB GARDEN BUILDING INCORPORATING NUMEROUS ROOMS. Situated in a popular and established location in Shotgate village close to local shops, park and school is this extended chalet with 2 double bedrooms and split level bedroom incorporating dressing room/study, large living room/kitchen 20'8 x 19'6 and ground floor bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) 70ft westerly rear garden with garden building incorporating 4 rooms. The property is offered with the additional benefit of no onward chain.



Council Tax Band: C



RECESS PORCH

At side. Double glazed opaque door to:

SPACIOUS ENTRANCE HALL

Radiator (untested).
Laminate finish to floor.
Downlighters to ceiling.

BEDROOM ONE

13'0" x 11'8"
Double glazed bay window to front. Radiator (untested). Downlighters to ceiling.

BEDROOM TWO

11'10" x 10'0"
Double glazed window to front. Radiator (untested). Downlighters to ceiling.

SPLIT LEVEL

BEDROOM/DRESSING ROOM

10'0" x 9'0"
Radiator (untested). Stairs to:

MEZZANINE BEDROOM THREE

Double glazed Velux skylight to rear. Access to remainder of loft space.

SHOWER ROOM

7'8" x 7'2"
Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and corner shower. Chrome radiator/rail (untested). Extensive tiling to floor and walls. Downlighters to ceiling.

LIVING ROOM/KITCHEN

20'8" x 19'6"
Double glazed French doors 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. Radiator (untested). Integrated dishwasher (untested). Built in oven, hob and extractor fan above (all untested). Recess for fridge freezer. Laminate finish to floor.

WESTERLY REAR GARDEN

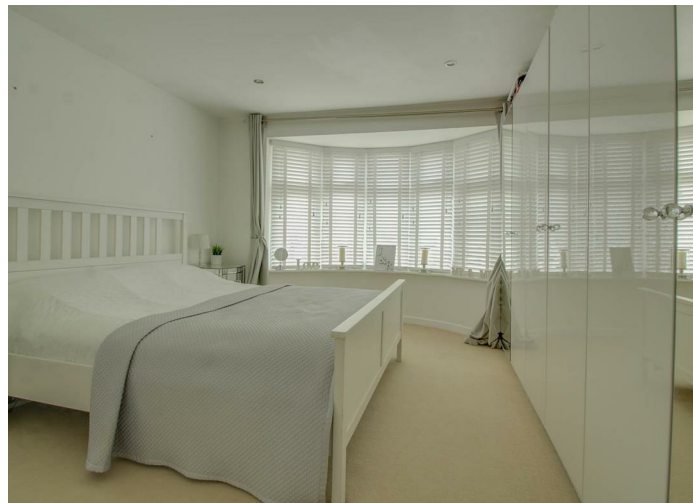
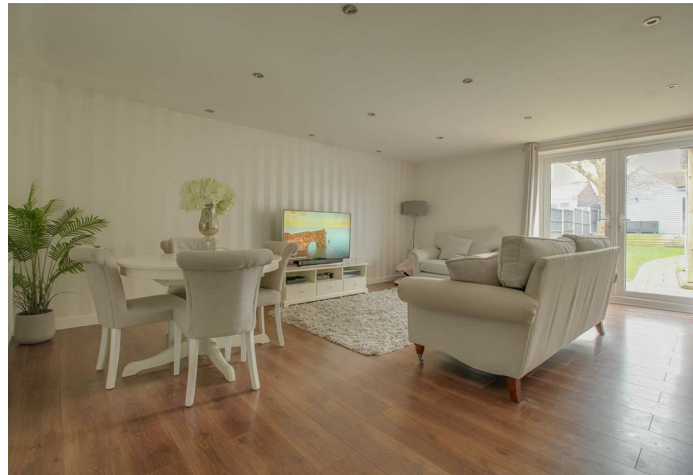
Approaching 229'8"ft
Commencing with decking to immediate rear with covered BBQ area with remainder laid to lawn. Shed. Path leading to additional raised decked area.

OUTBUILDING

Incorporating 4 rooms. Double glazed skylights, double glazed window and double glazed French doors overlooking garden. Power and light connected (untested). This room has numerous applications including gym, games room, studio or home office.

POTENTIAL PARKING TO FRONT

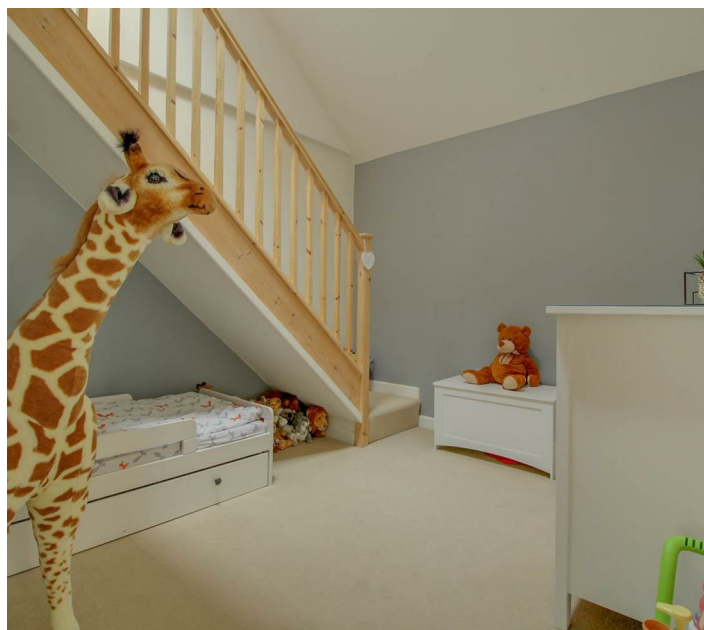
The property benefits



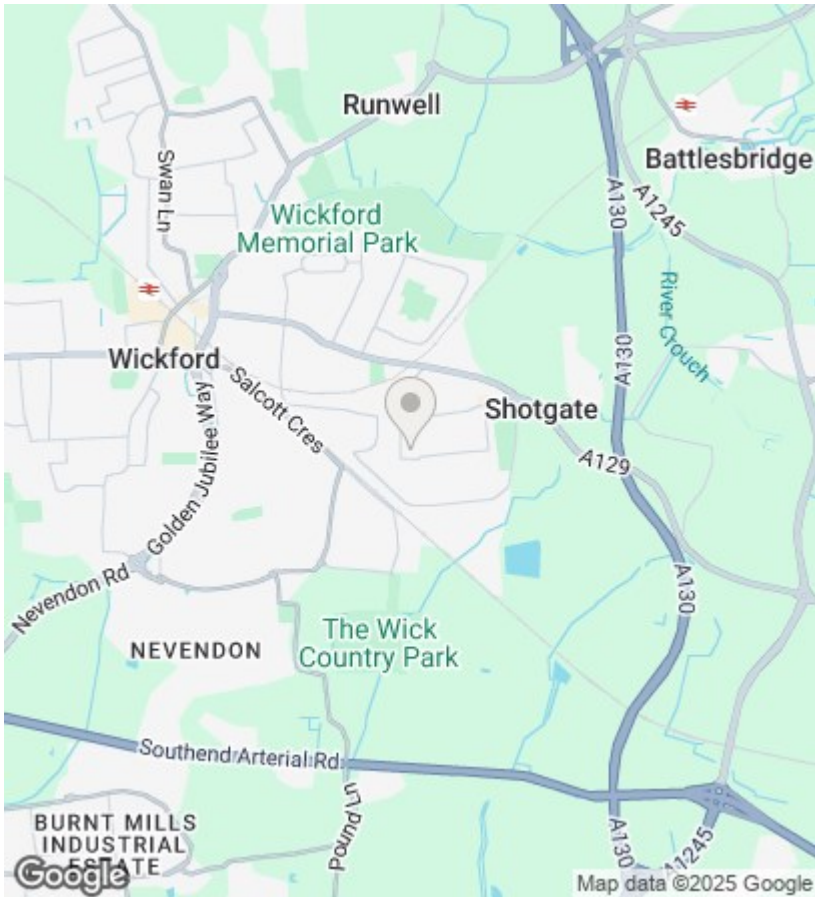
from greensward outlook to front with potential for off street parking (Subject to consent).

AGENTS NOTE

Due to the deceptively spacious extended accommodation, westerly rear garden and fantastic garden outbuilding an early inspection is strongly recommended.

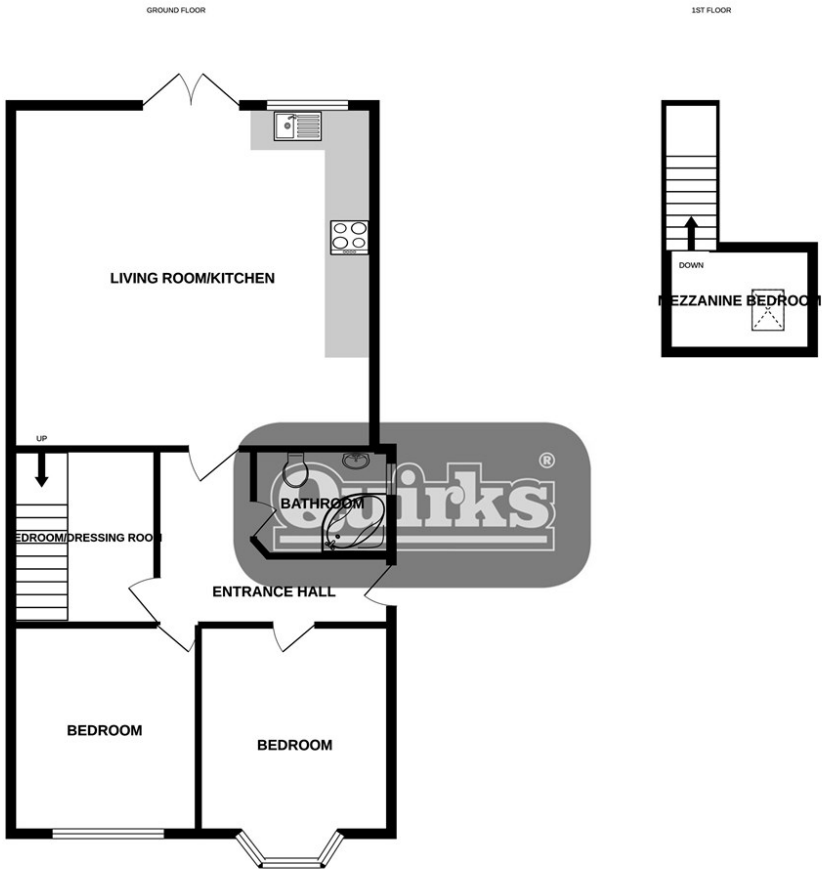






EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix 02017 Made with Metropix 02002