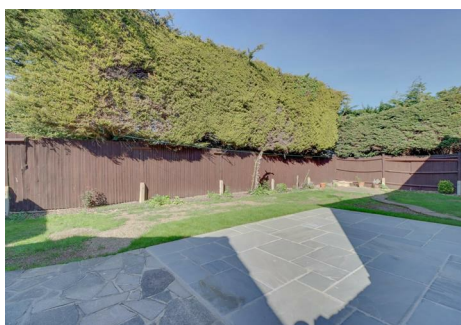




Hornchurch Close, Wickford

£475,000

- Living Room 19'8 x 12'
- Kitchen 11'4 x 9'6'
- Cloakroom & Bathroom
- Detached Garage & Parking
- Dining Room 9'2 x 9'
- 4 First Floor Bedrooms
- Garden to Rear
- Potential to extend (STP)

4 BEDROOM DETACHED. DETACHED GARAGE WITH PARKING TO FRONT. WIDE GARDEN TO REAR. 19'8 LIVING ROOM. 11'4 KITCHEN. POTENTIAL TO EXTEND (STP). Situated in a pleasant cul-de-sac position in the Shotgate area of Wickford is this 4 bedroom detached property benefitting from accommodation including living room 19'8 x 12', dining room 9'2 x 9', kitchen 11'4 x 9'6, ground floor cloakroom, 4 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) detached garage and parking to front.



Council Tax Band: E



Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).
Under stairs cupboard.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Radiator (untested).

DINING ROOM

9'2 x 9'

Double glazed window to front. Radiator (untested).
Coved ceiling.

LIVING ROOM

19'8 x 12'

Double glazed window to front. Double glazed French doors and double glazed panelling to rear. Coved ceiling. Fireplace.

KITCHEN

11'4 x 9'6

Double glazed window to side. 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 with cupboard beneath. Space for dishwasher, washing machine, fridge freezer and tumble dryer. Built in double oven and hob (all

untested). Cupboard housing boiler (untested).

FIRST FLOOR LANDING

Double glazed window to rear. Access to loft.

BEDROOM ONE

12'2 x 10'4

Double glazed window to rear. Radiator (untested). Built in double wardrobes with cupboards above and additional wardrobes and cupboards.

BEDROOM TWO

11'8 x 10'4

Double glazed window to rear. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

BEDROOM THREE

12'2 x 8'6

Double glazed window to front. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

BEDROOM FOUR

11'8 x 8'6

Double glazed window to front. Radiator (untested). Built in storage cupboard. Coved ceiling.

BATHROOM

7' x 5'6

Double glazed opaque window to front. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Tiled surround. Radiator/rail (untested).



Shaver point (Untested). Airing cupboard.

WIDE GARDEN TO REAR

The property benefits from a wide plot benefitting from paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Additional patio. Outside tap and light (untested).

DETACHED GARAGE

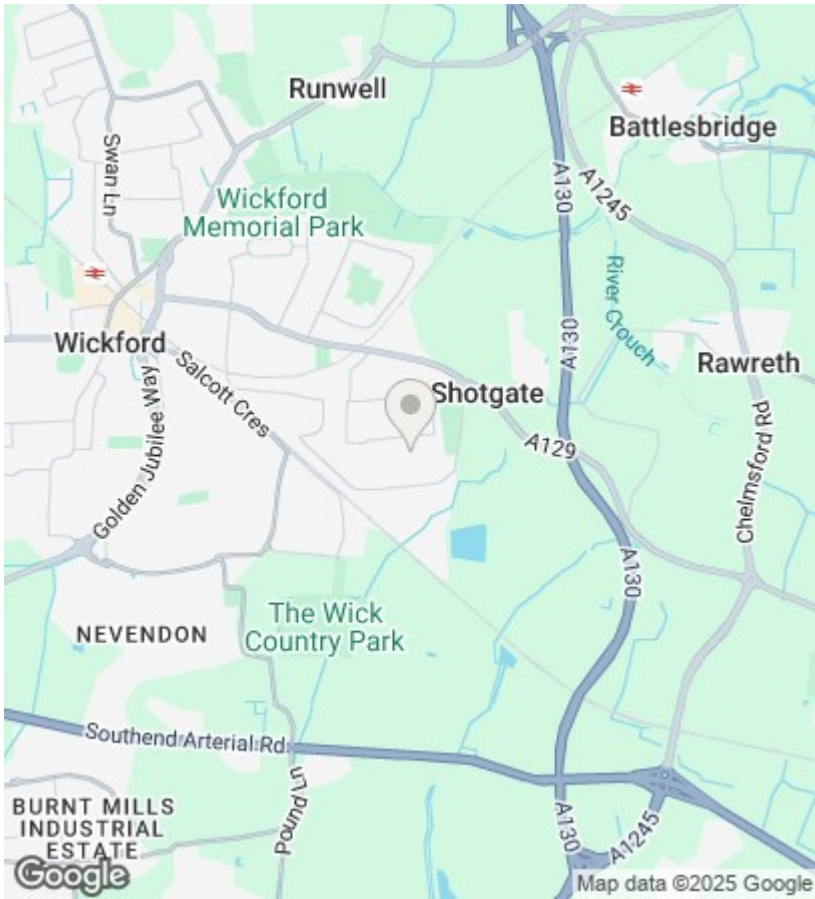
Electric up and over door to front. Power and light connected (untested). Parking to front.

POTENTIAL TO EXTEND (STP)

The garden enjoys a good degree of privacy and is not directly overlooked, creating a peaceful outdoor space. The property also offers excellent potential to extend, subject to the relevant planning permissions.







EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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	

GROUND FLOOR 1396 sq.ft. (129.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.
This floor plan is for illustrated 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 ©2017
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