



Reeds Way, Wickford

£375,000

- SOUGHT AFTER LOCATION
- 2 DOUBLE BEDROOMS
- LIVING ROOM 17'4 x 13'6
- 50' SOUTHERLY GARDEN
- CLOSE TO FARMLAND WALKS & MAINLINE STATION
- UPDATED BATHROOM
- KITCHEN/DINER 13'6 x 11'5
- GARAGE AND DRIVEWAY TO FRONT

LARGE 2 BEDROOM SEMI-DETACHED HOUSE WITH 50' SOUTHERLY GARDEN. SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO FARMLAND WALKS AND MAINLINE STATION. DETACHED GARAGE AND BLOCK PAVED DRIVEWAY. LIVING ROOM 17'4 x 13'6, KITCHEN/DINER 13'6 x 11'5, UPDATED BATHROOM. GAS RADIATOR HEATING AND DOUBLE GLAZING. Situated in a particularly sought after location set within walking distance of countryside and mainline station is this large 2 bedroom semi-detached house benefitting from southerly 50' rear garden with detached garage and block paved driveway to front. The accommodation includes spacious Living Room 17'4 x 13'6, Kitchen/Diner 13'6 x 11'5 and first floor updated Bathroom. The specification includes gas radiator heating (untested) and double glazed windows.



Council Tax Band: C



LIVING ROOM

17'4 x 13'6

Access via double glazed door and window to side. Double glazed bay window to front and additional double glazed window to side. Raised fireplace (untested). 2 radiators. Under stairs cupboard. Laminate floor extending to:

KITCHEN/DINER

13'6 x 11'5

Double glazed windows to rear and side. Double glazed door to garden. Range of base and wall units providing drawer and cupboard space. Roll top work surfaces incorporating inset sink with wine rack and wine fridge. Space for range cooker with extractor above. Recess for washing machine and fridge/freezer and integrated dishwasher. Downlighters to ceiling. Radiator.

FIRST FLOOR LANDING

Coving to ceiling and access to loft which we understand is part boarded with ladder connected.

BEDROOM 1

13'6 x 11'

Double glazed window to front. Radiator. Coving to ceiling.

BEDROOM 2

13'6 x 11'

Double glazed window to rear. Radiator. Coving to ceiling.

UPDATED BATHROOM

Double glazed window to side. Updated suite comprising of low level W.C., vanity wash hand basin and panel enclosed bath unit. Extensive tiling to walls. Radiator/rail.

SOUTHERLY REAR GARDEN

approx 50'

The property benefits from a southerly garden with 2 paved patio areas and the remainder laid to lawn with fencing to boundaries and outside tap. Courtesy door to:

DETACHED GARAGE

Windows to both side and rear. Power and light connected.

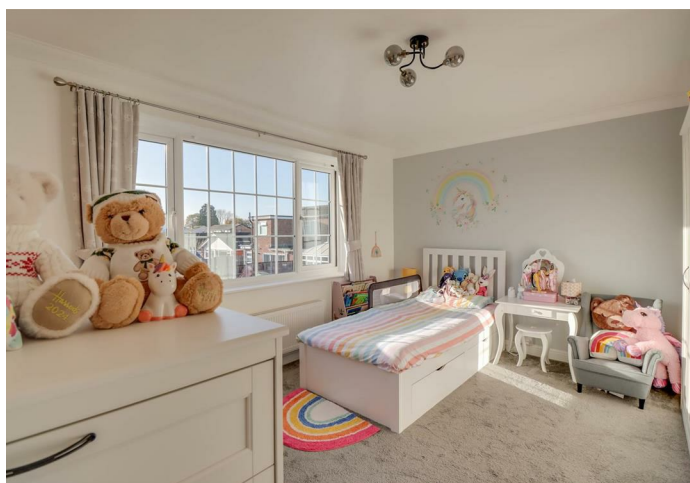
DRIVEWAY TO FRONT

Attractive block paved driveway providing off street parking.

WALKING DISTANCE OF FARMLAND & STATION

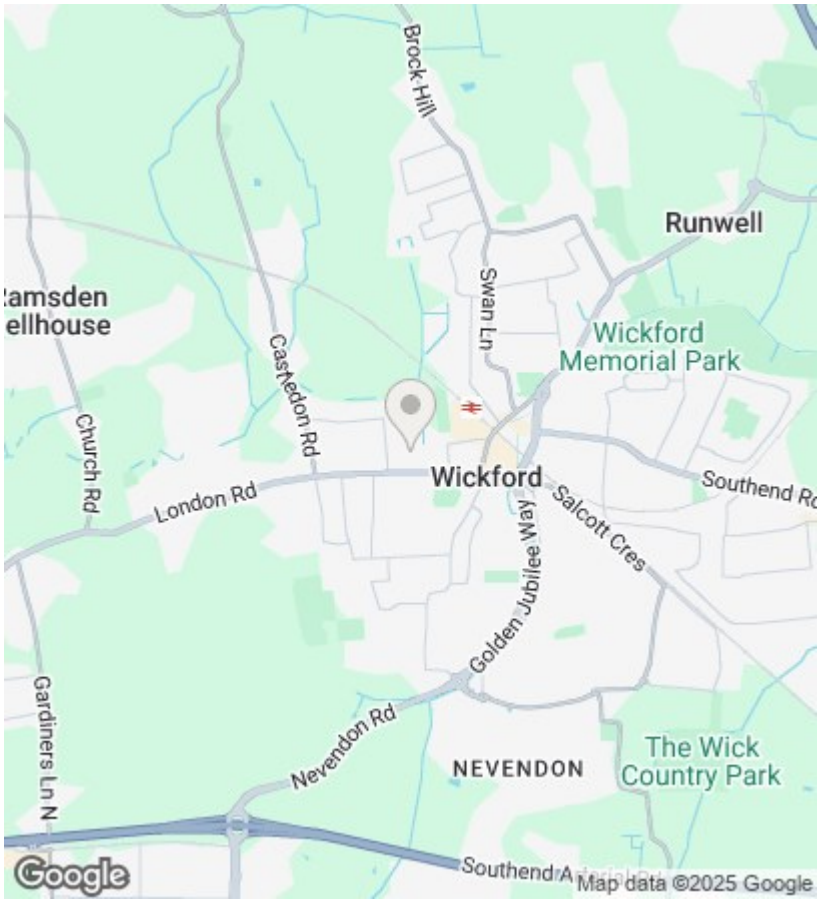
The property is situated in a pleasant sought after location set close to farmland yet within easy access of town centre and station.

SOUGHT AFTER LOCATION









EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

