



Lindon Road, Wickford

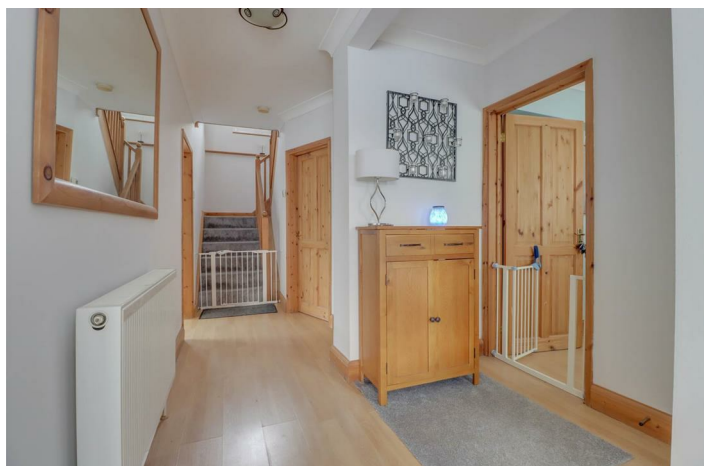
£625,000

- Lounge, Dining Room & Study
- Bathroom, Ensuite & Cloakroom
- Vaulted Ceiling in Master Bedroom with En-suite
- Pleasant Rear Garden Approaching 90ft
- Modern Kitchen/Diner with Integral Appliances
- 4 Good Size Bedrooms to First Floor
- Large Garage/Workshop 23'10 x 13'10
- Situated off of Brock Hill with Extensive Driveway

****3 RECEPTION ROOMS**MODERN KITCHEN/DINER 21'4 *GARAGE/WORKSHOP 23'10** VAULTED CEILING TO MASTER BEDROOM WITH ENSUITE**EXTENSIVE DRIVEWAY TO FRONT/SIDE**** Situated in a popular and sought after location off of Brock Hill is this deceptively spacious 4 bedroom detached family home. The property's accommodation includes lounge 14'5 x 12'9, dining room 14'4 x 8'10, study/home office 8'2 x 7'10, modern fitted kitchen/diner 21'4 x 9'11 and ground floor cloakroom. To the first floor are 4 bedrooms with a large master bedroom measuring 20'4 with en-suite and a four piece family bathroom. The property's specification includes double glazing throughout, gas fired central heating, pleasant rear garden approaching 90ft, detached garage/workshop 23'10 and extensive driveway to front. EPC Rating Band D. Council Tax Chelmsford Band E.



Council Tax Band: E



RECESS PORCH

The property has been approached via UPVC double glazed entrance door.

SPACIOUS ENTRANCE HALL

14'4 x 7'8

Stairs to first floor. Radiator. Laminate flooring. Doors to:

CLOAKROOM

Two piece suite comprising of low level WC and wash hand basin with cupboard below. Laminate flooring.

LOUNGE

14'5 x 12'9

Double glazed windows to front/side. Wood burner. Laminate flooring. Radiator.

DINING ROOM

14'4 x 8'10

Double glazed window to rear elevation. Radiator. Laminate flooring.

STUDY/HOME OFFICE

8'2 x 7'10

Double glazed window to front aspect with shutters to remain. Laminate flooring.

KITCHEN/DINER

21'4 x 9'11

Two double glazed windows to side aspects. Range of base and wall mounted units providing

drawer and cupboard space with Quartz work top surface extending to incorporate inset stainless steel sink unit with cupboard beneath. Dual ovens at eye level, electric hob with extractor over. Integrated dishwasher, washing machine, freezer and tumble dryer. Space for fridge/freezer and wine fridge. LVT herringbone flooring. Radiator. Storage cupboard. Double glazed patio doors leading out into garden.

LANDING

9' x 8'1

Double glazed window to rear with shutters to remain. Access to boarded loft via hatch with integrated loft ladder. This is where the boiler is located.

BEDROOM ONE

20'4 x 15'7 reducing to 14'10

Vaulted ceiling with exposed beam timbers. Two double glazed Velux windows to side aspect and double glazed window to front. Radiator. Door to:

ENSUITE

Three piece suite comprising of low level WC, shower cubicle and



wash hand basin with cupboard beneath.
Heated chrome towel rail and extractor fan.

BEDROOM TWO

11'3 x 10'4

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

11'3 x 9'1

Double glazed window to rear. Radiator.

BEDROOM FOUR

12'2 x 9'

Double glazed window to front. Radiator.

SPACIOUS BATHROOM

8'1 x 8'

Opaque double glazed window to side. Four piece suite comprising of low level WC, wash hand basin inset to vanity unit below, free standing bath and separate shower cubicle. Heated chrome towel rail and extractor fan.

LARGE GARAGE/WORKSHOP

23'10 x 13'10

Windows to side. Power and lighting. Double doors to front.

REAR GARDEN APPROACHING 90FT

Commencing with patio seating area to immediate rear with retaining sleepers with inset flower and shrub borders. Remainder is being mainly laid to lawn with fencing to boundaries. External tap and lighting. Two decked seating areas. Double gates to side providing access to garage/workshop.

INDEPENDENT DRIVEWAY

Providing ample off street parking to front.

DISCLAIMER


PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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.



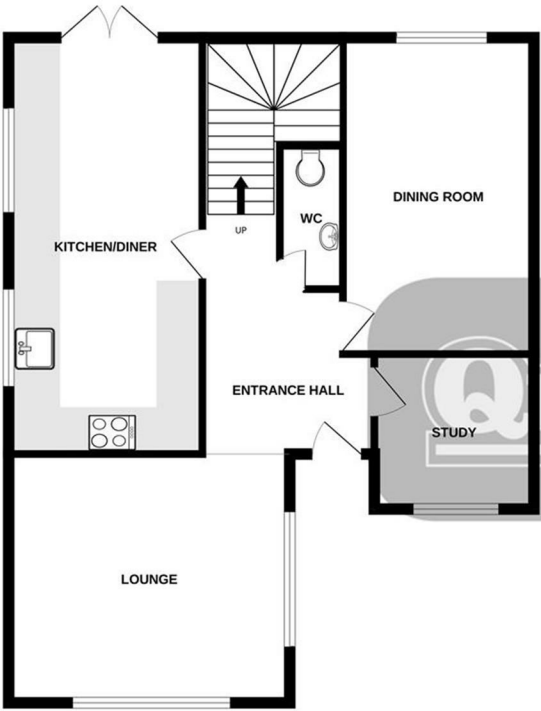




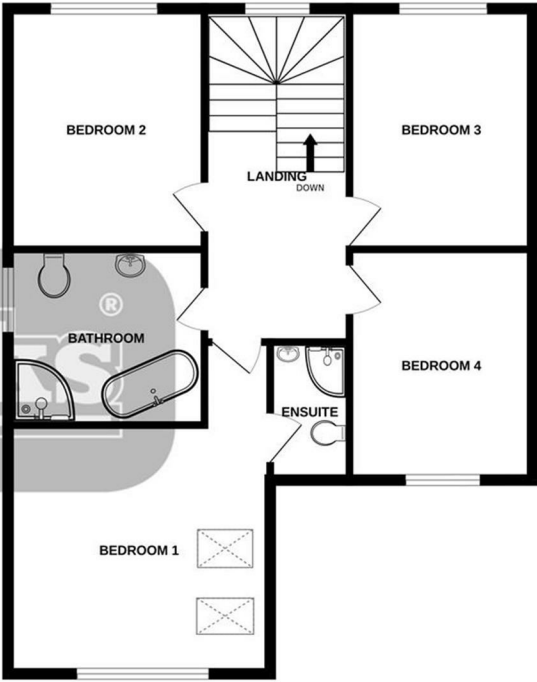
EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	81
(81-91) B		
(69-80) C		
(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
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 sq.m.) approx.
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