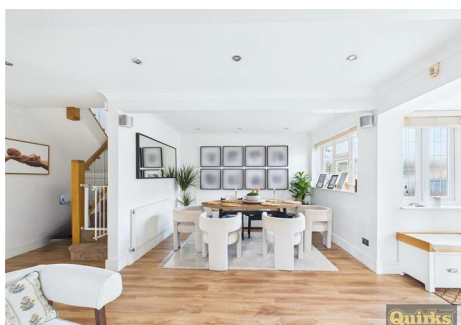




Alderney Gardens, Wickford

£500,000

- FOUR BEDROOM
- SEMI DETACHED
- OPEN PLAN KITCHEN/DINING ROOM
- ORANGERY
- OFF STREET PARKING
- EXTENDED
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- COUNCIL TAX = BAND D

FOUR BEDROOM, SEMI DETACHED, EXTENDED, OPEN PLAN KITCHEN/DINING ROOM, LOUNGE, ORANGERY, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM, OFF STREET PARKING FOR THREE CARS

 4

 2

 2

 C

Council Tax Band: D



ENTRANCE

Enter through double glazed opaque glass panelled door into hallway with slate tile effect feature wall leading into an open plan kitchen and dining room.

KITCHEN

16'8 x 10'1

Laminate flooring, selection of fitted base and wall units with marble work surfaces, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated appliances include dishwasher, washing machine, tumble dryer, wine cooler, space for American style fridge/freezer, double glazed skylight, double glazed window to front aspect.

DINING ROOM

21'2 x 19'10

Laminate flooring, two radiators, doors leading to lounge, shower room, two storage cupboards, carpeted stairs to upper level double glazed window and door to side aspect

LOUNGE

20'1 x 13'6

Carpeted flooring, two radiators, electric feature log burner with wooden surround, bi-fold doors to

orangery, double glazed French doors to garden.

ORANGERY

11'7 x 11'3

Laminate flooring, radiator, double glazed windows and French doors.

GROUND FLOOR SHOWER ROOM

5'10 x 4'4

Tiled floor & walls, heated towel rail, shower cubicle with glass screen, wall mounted wash hand basin, low level wc, double glazed opaque window to side aspect.

LANDING

Carpeted flooring, loft access, doors to all first floor rooms.

BEDROOM

12'1 10'4

Laminate flooring, radiator, double glazed window to front aspect.

BEDROOM

10'2 x 9'6

Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM

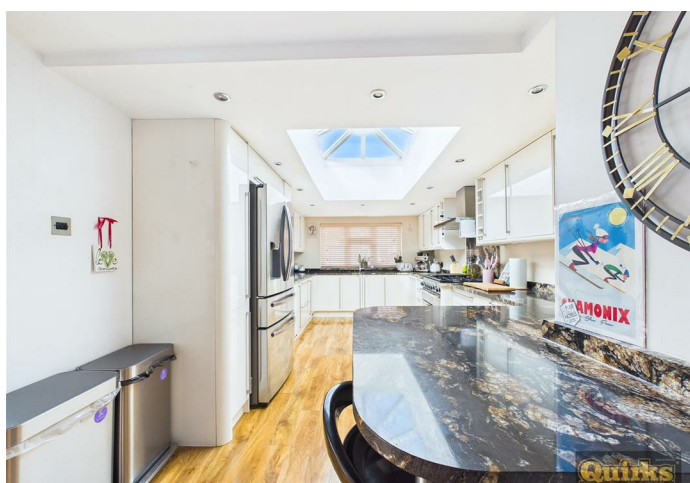
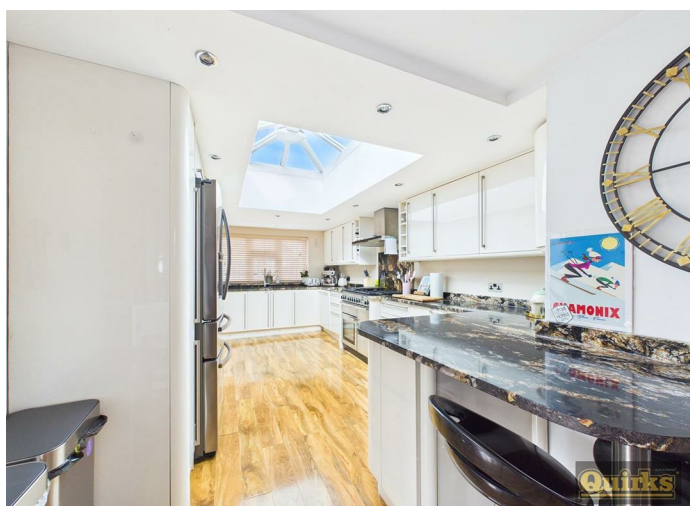
10'5 x 9'6

Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM

9'6 x 9'6

Carpeted flooring,



radiator, double glazed window to rear aspect.

BATHROOM

7'8 x 6'6

Tiled floor and walls, panelled bath with shower attachment over & glass screen, wash hand basin with vanity unit, low level wc, double glazed opaque window to side aspect.

FRONT GARDEN

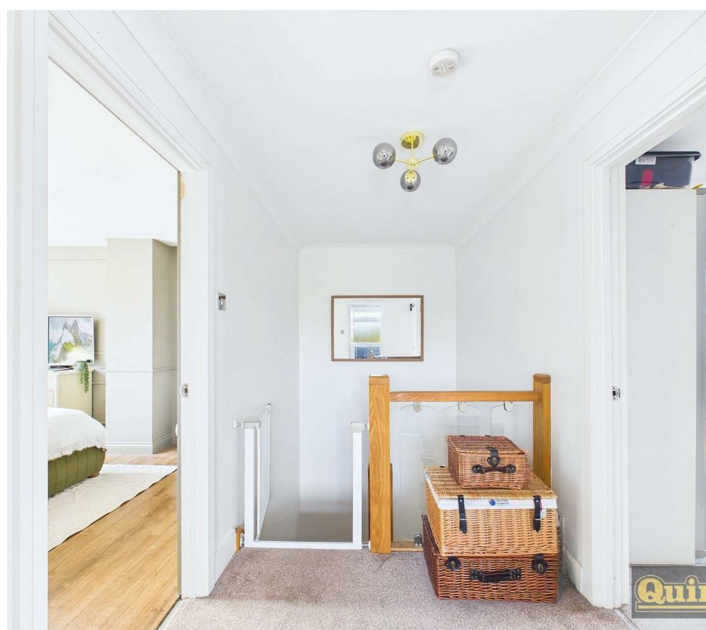
Hard standing with off street parking for 3 cars

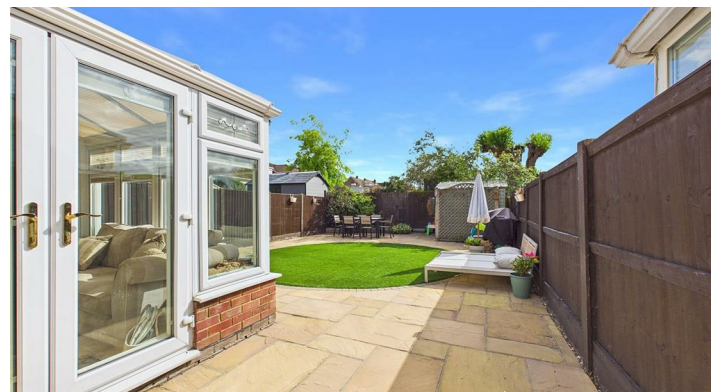
REAR GARDEN

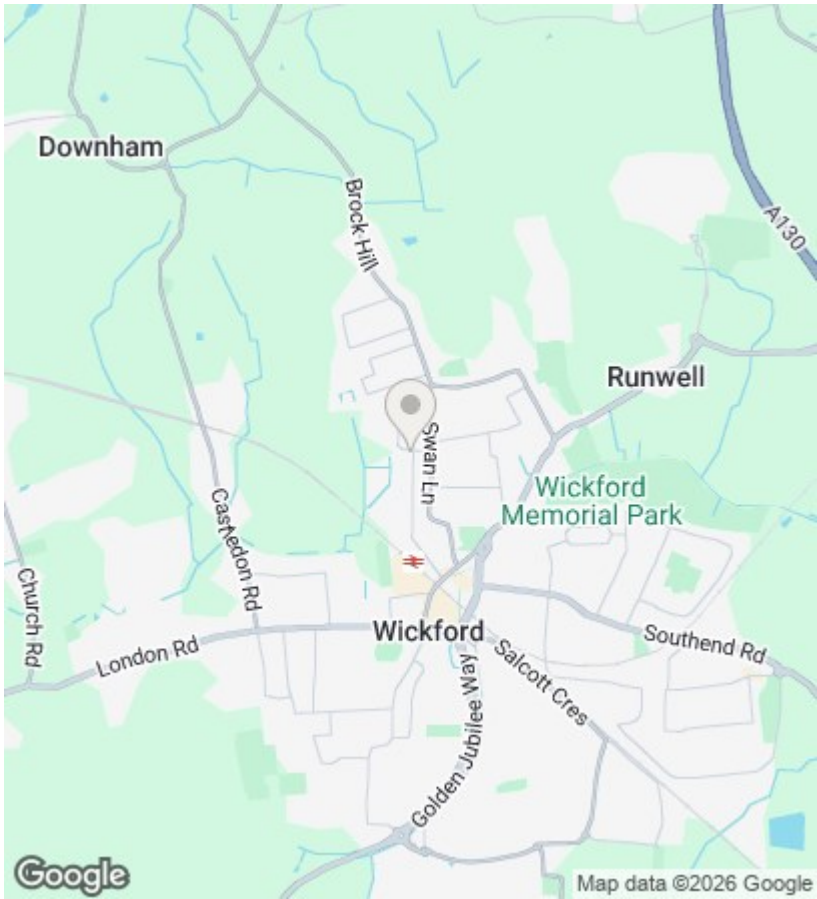
Mainly paved with central astro turfed section, shed at rear to remain.

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 their own enquiries about the functionality.



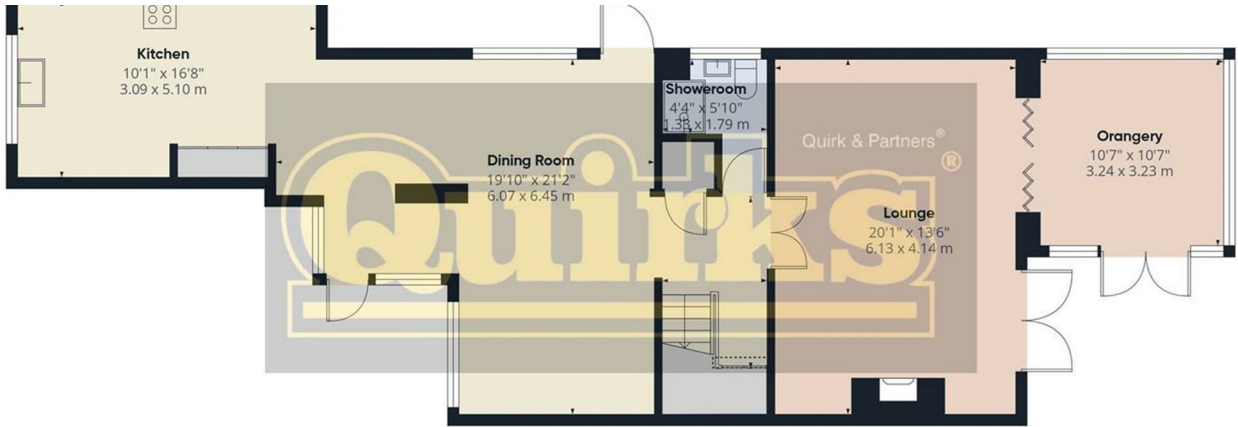




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	



Floor 0

