



Ozonia Avenue, Wickford

£600,000

- FOUR BEDROOM DETACHED
- GARAGE
- OFF ROAD PARKING
- UTILITY ROOM
- EPC - D
- TWO SHOWERROOMS
- POULAR LOCATION
- LARGE REAR GARDEN
- STUDY
- COUNCIL TAX - E - BASILDON

Located close to BROMFORDS SCHOOL in WICKFORD is this FOUR BEDROOM DETACHED HOUSE with a LARGE GARDEN, GARAGE and OFF ROAD PARKING. Further benefits include DOUBLE GLAZING as well as GAS CENTRAL HEATING. This home also boasts a separate DINING ROOM, STUDY and also has a UTILITY ROOM.

4 2 3 D

Council Tax Band: E



ENTRANCE HALL

Part double glazed street door, further internal door to hallway, radiator, base of stairs to first floor, doors to accommodation

STUDY

13'5 x 9 max

Double glazed window to front, radiator, coved ceiling surround

LOUNGE

20'5 x 12'8

Double glazed window to front, French type internal doors to DINING ROOM, two radiators, decorative fire surround with inset electric fire, coved ceiling

GROUND FLOOR

SHOWEROOM

Double glazed window, tiled walls, three piece suite in white comprising shower cubicle, low flush wc, wash hand basin inset to vanity cupboard, radiator

DINING ROOM

12 x 11'9

Double doors to LOUNGE, Patio doors to garden, radiator, coved ceiling surround

KITCHEN

18'4 x 9'3

Kitchen itself is extensively fitted with complimentary roll edge

worksurfaces, inset sink unit with drainer and mixer tap, kitchen appliances included in the sale are TWO OVENS, HOB WITH COOKER HOOD OVER, opens into UTILITY ROOM, tiled splash backs, vinyl flooring, double glazed door to garden

UTILITY AREA

Double glazed door to rear garden, kitchen unit and work surface, space and plumbing for washing machine and tumble dryer, recess for fridge and freezer, vinyl floor

FIRST FLOOR LANDING

BEDROOM ONE

12'8 x 11'10

Double glazed window to front, radiator

BEDROOM TWO

12'8 x 8'1

Double glazed window to rear, radiator

BEDROOM THREE

11'8 x 7'5

Double glazed window to rear, radiator

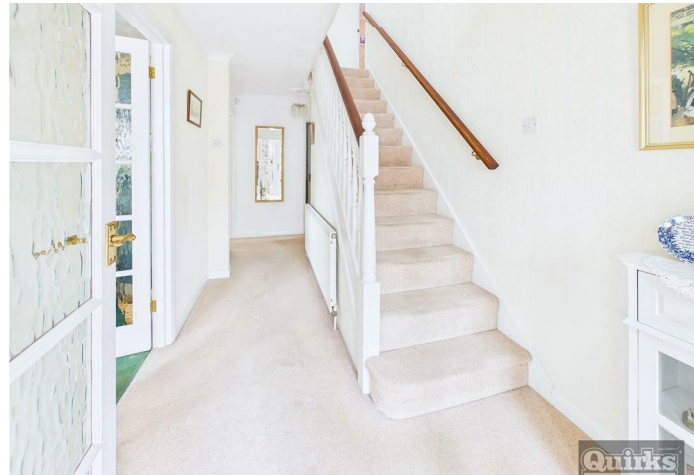
BEDROOM FOUR

9'6 x 8'8

Double glazed window to front, radiator

FIRST FLOOR SHOWEROOM

Double glazed window to rear,



REAR GARDEN

Large garden for the area, large patio area, large lawn pergola, mature flowers and shrubs fenced to all boundaries, side access to front, shed, personal door to garage

FRONT GARDEN

Block paved driveway allowing access to garden with parking for additional vehicles, flower and shrub borders, side access to rear via gate

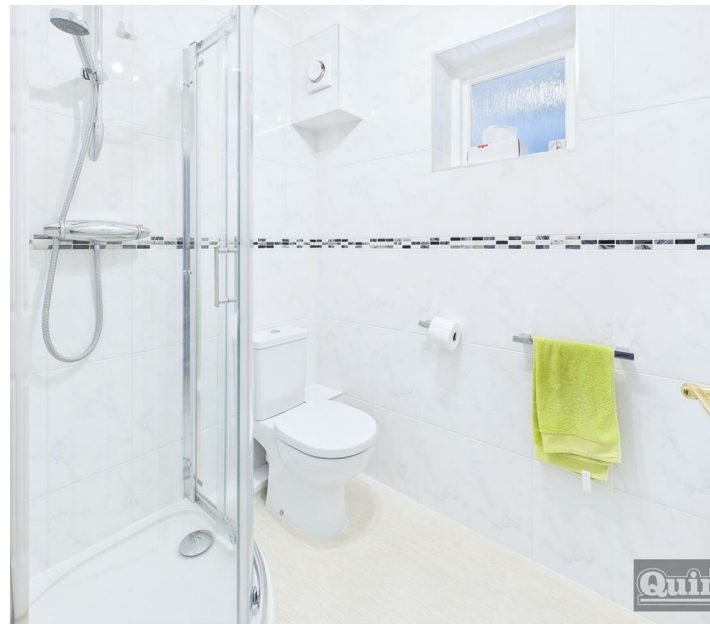
DETACHED GARAGE

18 x 8'5

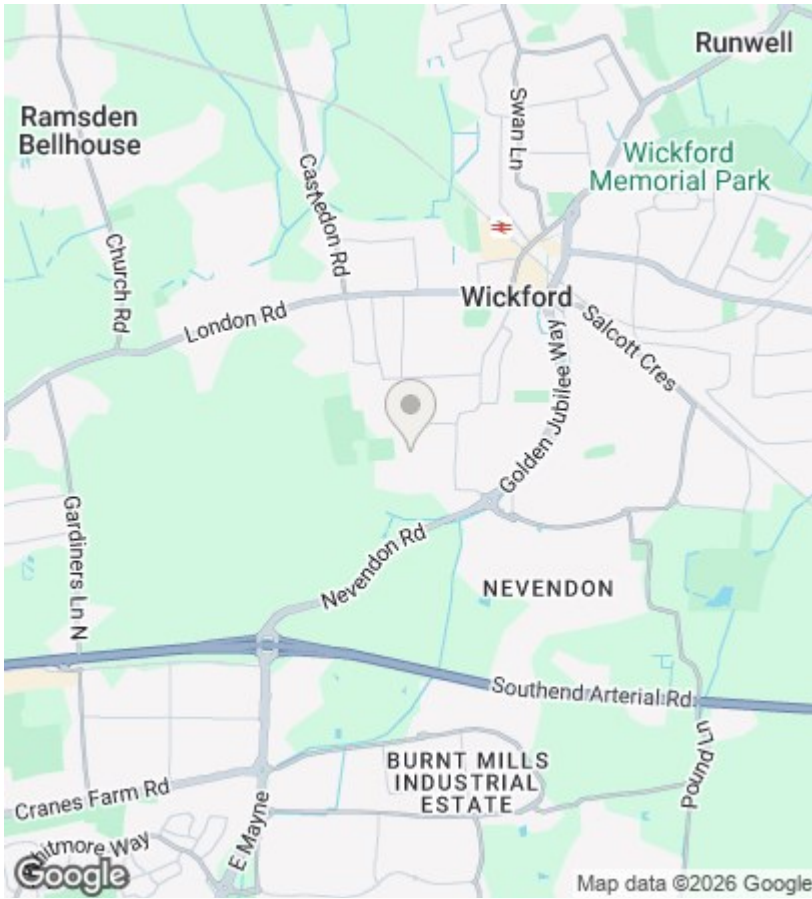
Accessed via up and over door, personal door to garden, power and light supplied

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.



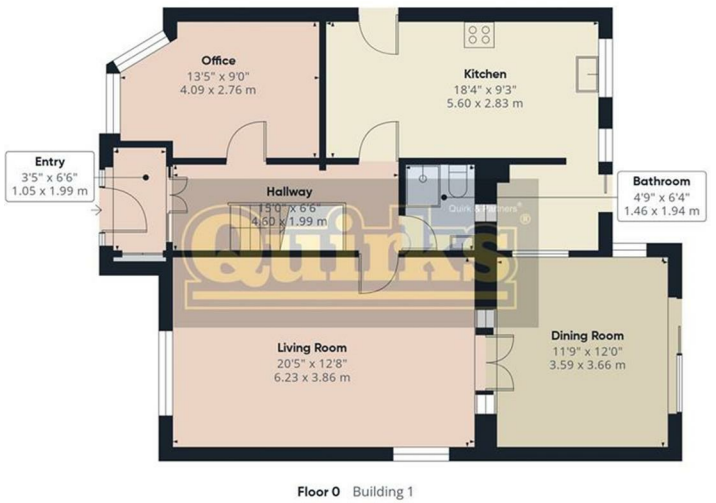




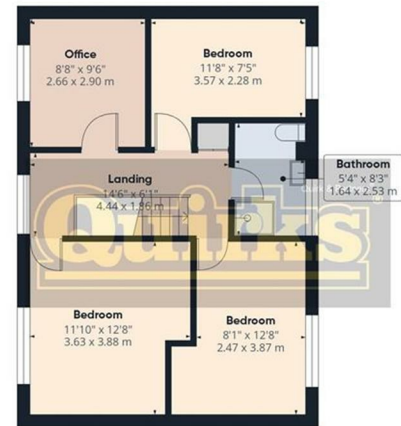
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2