Quirk & Partners®
Quirks®

Rushbrook Avenue, Runwell, Wickford

Offers Over £500,000

- THREE BEDROOMS
- 1937 SQUARE FEET OF ACCOMODATION (SOURCE-EPC)
- SUN BALCONY
- SAUGHT AFTER ST LUKES PARK LOCATION
- EPC - B
- TWO ENSUITES
- DOUBLE GARAGE
- FITTED KITCHEN WITH APPLIANCES
- CONSTRUCTED IN 2019 - UNDER WARRANTY
- COUNCIL TAX BAND - E - CHELMSFORD

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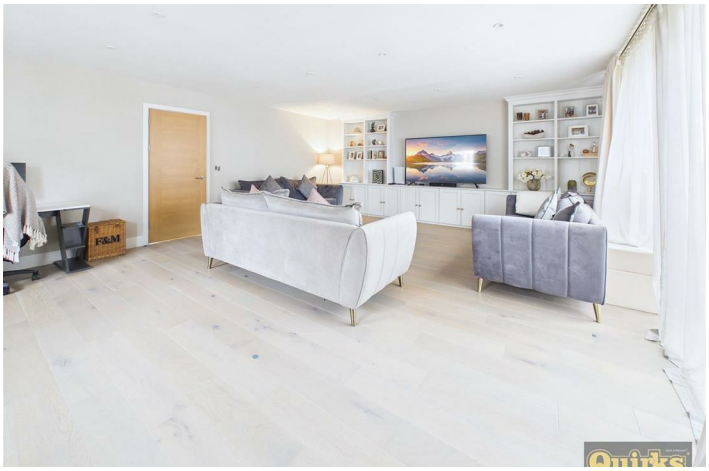
1937 square feet of accommodation over THREE FLOORS with a DOUBLE GARAGE and TWO ENSUITES plus BATHROOM and CLOAKROOM located on the ever popular ST LUKES PARK development in RUNWELL. This property needs to be seen to be believed as it has been maintained and improved by the current owners and is one of only two on the development. This home is still under warranty with the NHBC. Viewing is highly recommended to avoid disappointment

3 3 4 B

Council Tax Band: E



ENTRANCE HALL
15'3 x 7
Part double glazed street door, storage cupboard, stairs to first floor, door to DOUBLE GARAGE, radiator, tiled floor covering

DOUBLE GARAGE
22'3 x 18'1
Accessed via remote controlled electric up and over door, power and light supplied, internal door to spacious entrance hall

FIRST FLOOR LANDING
Access to accommodation, door to store cupboard

LIVING ROOM
23 x 18'10
Double glazed windows to two flanks, media shelving and cupboards to to one wall, three radiators, patio door to Juliet balcony

KITCHEN/DINER
23' x 10'8
Double glazed window, patio door to SUN BALCONY, extensively fitted to ground and eye level with modern units, built in OVEN and HOB with HOOD over, INTEGRATED FRIDGE/FREEZER and DISHWASHER, ceramic tiling to floor, radiator, stone work surfaces

SUN BALCONY
Glazed and stainless steel railing, composite decked floor covering

CLOAKROOM
Double glazed window, concealed flush wc, wall mounted wash hand basin, heated towel rail, under floor heating

SECOND FLOOR LANDING
Doors to accommodation, radiator

BEDROOM ONE
23' x 10'8
Double glazed window and double glazed patio door to Juliet balcony, radiator , door to ENSUITE ONE

ENSUITE ONE
Double glazed window, suite comprising concealed flush wc, wall mounted wash hand basin, walk in shower cubicle, heated towel rail, underfloor heating

BEDROOM TWO
14'7 x 11'1
Double glazed window, radiator, fitted wardrobes, door to ENSUITE TWO

ENSUITE TWO
Suite comprising concealed flush wc, wall mounted wash hand basin, concealed flush wc,

heated towel rail, underfloor heating

BEDROOM THREE

11'6 x 10'9
Double glazed windows to two flanks, radiator

FAMILY BATHROOM

Double glazed window, suite in white comprising bath, wall mounted wash hand basin, concealed flush wc, heated towel rail, underfloor heating, tv over bath

OUTSIDE

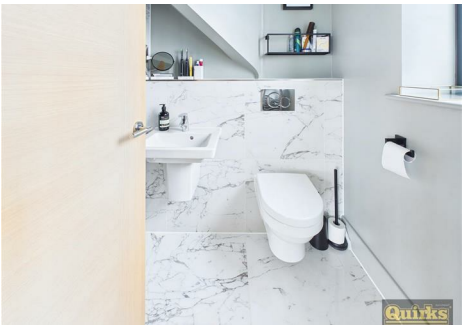
Access to bin store and recycling point, visitors parking

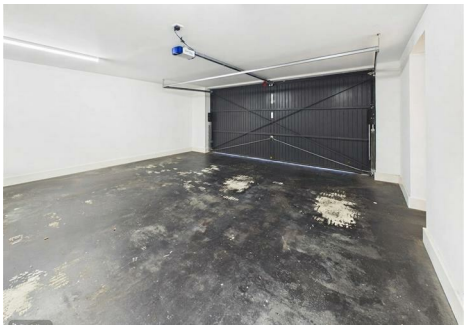
LEASE INFORMATION

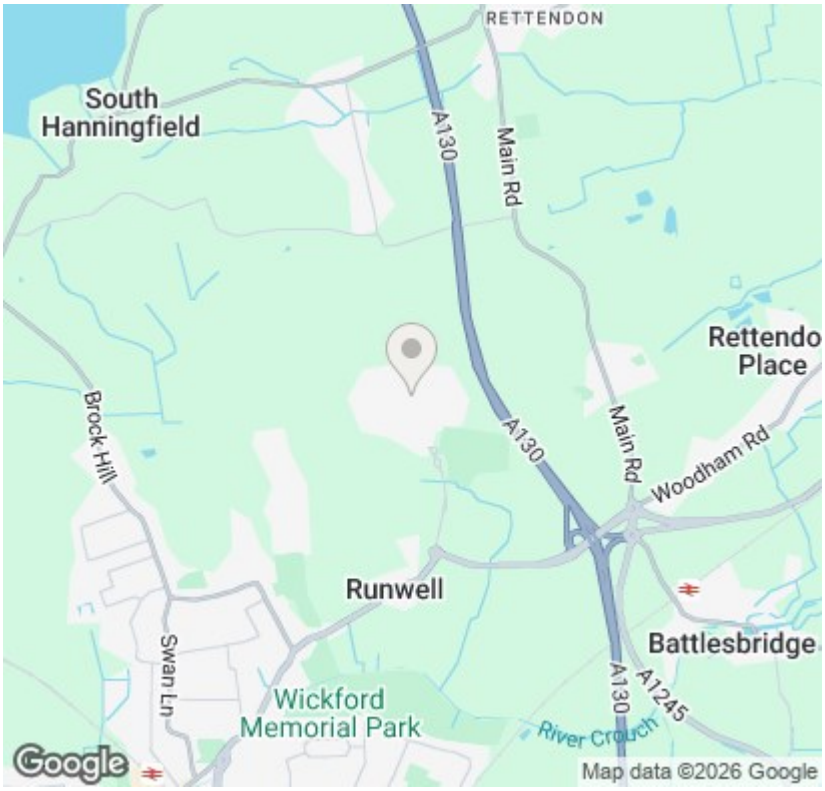
YEARS TO RUN - 242 APPROX
GROUND RENT - £350 PER YEAR
SERVICE CHARGE - £.1832.30 PER ANNUM
ESTATE CHARGE - £432 PER YEAR

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.

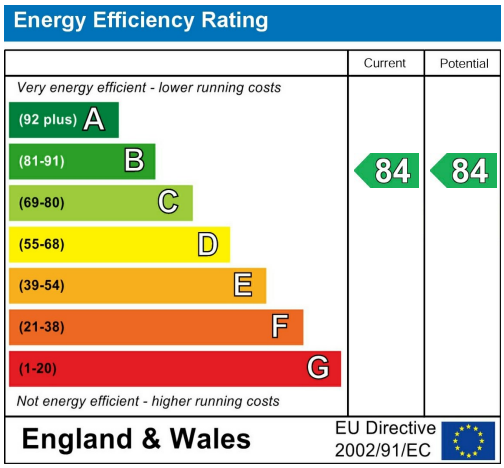





RETTENDON
South Hanningfield
A130
Main Rd
Rettendon Place
Brock Hill
A130
Main Rd
Woodham Rd
Runwell
Battlesbridge
Swan Ln
Wickford Memorial Park
A130
A1245
River Crouch
Google
Map data ©2026 Google

EPC Rating:

B


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
84
England & Wales
EU Directive 2002/91/EC

Entrance Hall
15'3" x 7'0"
4.67 x 2.16 m
Garage
22'3" x 18'1"
6.79 x 5.52 m
Floor 0
Landing
6'2" x 7'8"
1.90 x 2.34 m
Kitchen/Diner
23'0" x 10'8"
7.01 x 3.26 m
Living Room
23'0" x 18'10"
7.03 x 5.76 m
Cloakroom
7'4" x 4'2"
2.25 x 1.27 m
Floor 1
Ensuite
10'4" x 3'11"
3.17 x 1.20 m
Landing
3'7" x 15'4"
1.11 x 4.69 m
Bedroom
11'1" x 14'7"
3.40 x 4.46 m
Bedroom
23'0" x 10'8"
7.01 x 3.26 m
Bathroom
5'7" x 9'11"
1.70 x 3.04 m
Bedroom
11'6" x 10'9"
3.51 x 3.30 m
Ensuite
7'8" x 4'7"
2.36 x 1.41 m
S
E
W
N