Quirk & Partners®
Quirks®

# Downham Road, Wickford

## Offers Over £612,500

- Dining Room 14' x 10'10
- Lounge 18'8 x 17'2
- 4 First Floor Bedrooms
- Southerly Garden to Rear
- Sitting Room 14' x 10'
- Kitchen/Breakfast Room 16'10 x 11'
- Cloakroom, En-suite & Bathroom
- Integral Garage & Driveway

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Situated in an established and popular location in the Brock Hill area of Wickford set within easy access of town, school and station is this 4 bedroom detached chalet benefitting from accommodation including lounge 18'8 x 17'2, kitchen/breakfast room 16'10 x 11', dining room 14' x 10'10, sitting room 8' x 6'2, 4 first floor bedrooms, ensuite, bathroom and ground floor cloakroom/utility. The property's specification includes double glazed windows and gas fired radiator heating, southerly garden to rear, integral garage and large driveway to front providing ample off street parking.

4 D

Council Tax Band: E

RECESS PORCH
Double glazed door and double glazed panelling to:

SPACIOUS ENTRANCE HALL
Radiator. Coved ceiling. Tiling to floor. Under stairs cupboard.

DINING ROOM
14' x 10'10
Double glazed window to front. Radiator. Coved ceiling. Double doors to:

SITTING ROOM
14' x 10
Double glazed window to side. Radiator. Coved ceiling.

UTILITY/CLOAKROOM
8' x 6'2
Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Recess for washing machine. Cupboard housing gas fired boiler. Radiator. Tiling to floor and surround.

LOUNGE
18'8 x 17'2
Double glazed windows and French doors to rear garden. Radiator. Fireplace. Coved ceiling.

KITCHEN/BREAKFAST ROOM
16'10 x 11'
Double glazed windows to side and rear. Double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with Granite work tops extending to incorporate inset sink unit. Built in double oven, 5 ring hob and extractor fan above. Space for fridge freezer. Integrated dishwasher, drinks fridge and microwave.

FIRST FLOOR LANDING
Double glazed window to front. Radiator.

BEDROOM
15'8 x 12'
Double glazed window to rear. Radiator. Range of fitted furniture.

EN-SUITE
11' x 7'
Double glazed opaque window to side. 5 piece suite comprising of low level WC, his and hers sink unit, panel enclosed bath unit and shower cubicle. Radiator/rail.

BEDROOM
11' x 10'
Double glazed window to side. Radiator. Coved ceiling.

BEDROOM
10'10 x 10'4
Double glazed window to side. Radiator. Coved ceiling.

BEDROOM
9'4 x 9'
Double glazed window to side. Radiator. Coved ceiling.

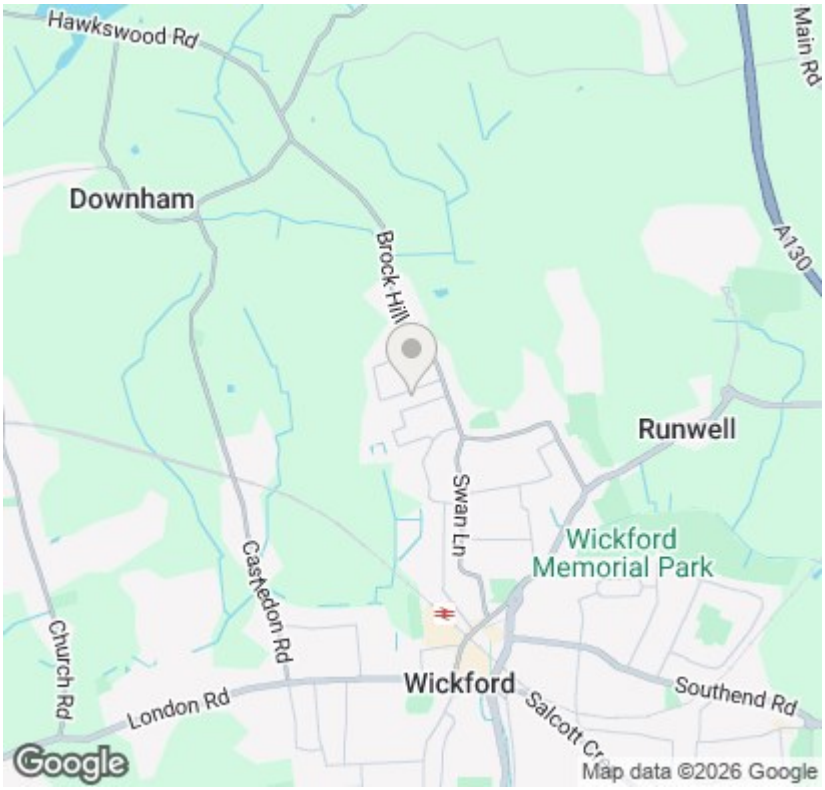
BATHROOM
11' x 5'8
Double glazed opaque window to side. Suite commencing with low level WC, wash hand basin and panel enclosed bath unit. Extensive tiled surround. Radiator/rail.

SOUTHERLY REAR GARDEN
approaching 60ft
Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Ornamental pond. 2 sheds. covered store to side. Access via path and gate to adjacent side.

INTEGRAL GARAGE
Power and light connected.

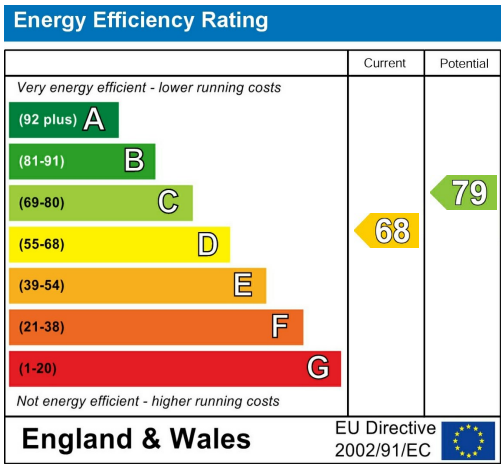
LARGE DRIVEWAY TO FRONT
The property benefits from large driveway to front providing ample off street parking.

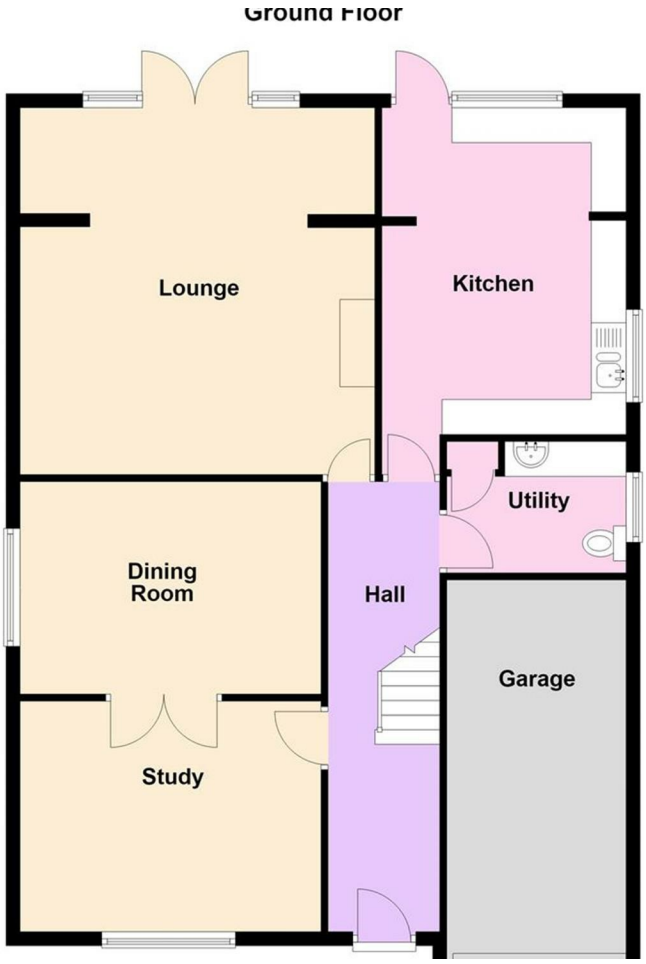
DISCLAIMER
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.

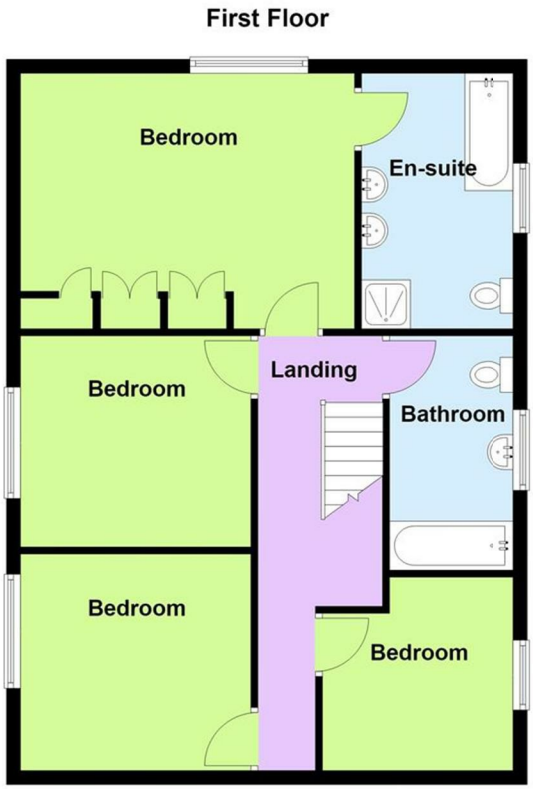



## EPC Rating:

D

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