



## Studland Avenue, Wickford

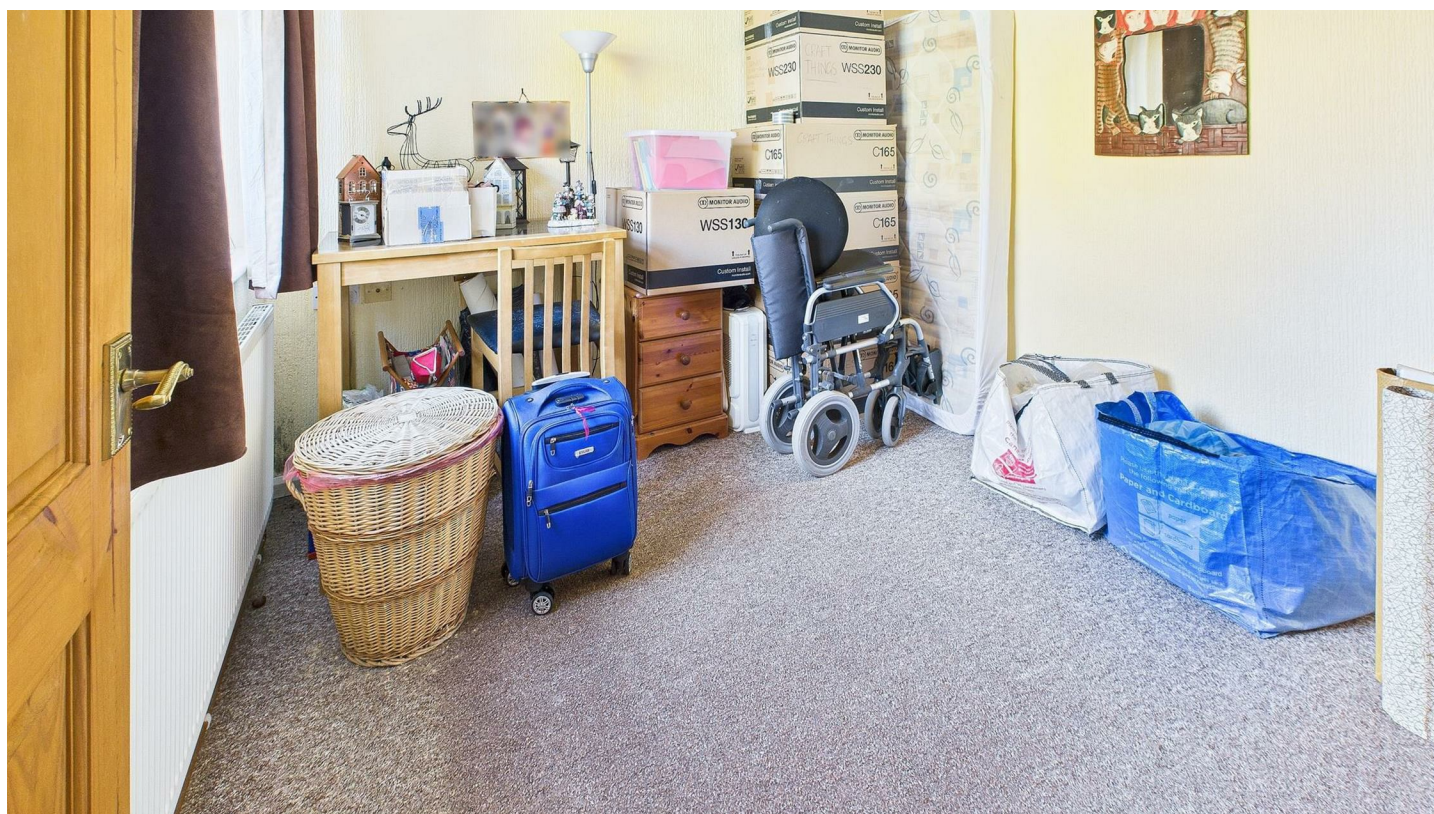
£675,000

- DETACHED BUNGALOW ON APPROX 1.25 ACRE PLOT
- THREE STABLES AND TACK ROOM
- LARGE GARAGE
- OFF ROAD PARKING
- EPC - D
- FOUR BEDROOMS
- Paddock
- SEMI RURAL LOCATION
- GAS CENTRAL HEATING
- COUNCIL TAX - E - BASILDON

A FOUR BEDROOM DETACHED BUNGALOW located in a semi rural location within WICKFORD. Occupying a plot in the region of 1.25 ACRES with STABLES and a TACK ROOM as well as a PADDOCK and A FORMAL REAR GARDEN. Ample PARKING and a LARGE GARAGE are included. The current owner has been in situation for 42 YEARS which is a great reference for the area and property. VIEWING is advised of this property so as to avoid disappointment.



Council Tax Band: E



#### ENTRANCE HALL

Radiator, doors to accommodation

#### SHOWER ROOM

Ceramic tiled floor, low flush wc, wash hand basin inset to vanity unit, shower cubicle, radiator

#### LIVING ROOM

18'1 x 11'7

Double glazed patio doors to rear garden, feature stock brick fireplace, two radiators, door to kitchen

#### DINING ROOM

13 x 11'8

Double glazed window to front, radiator

#### KITCHEN

12' x 10'2

Double glazed window and double glazed door to rear garden, extensive range of units to both ground and eye level including glazed display units, complimentary roll edged worksurfaces with inset sink unit with drainer and mixer tap, space for cooker, integrated fridge and dishwasher, radiator

#### UTILITY ROOM

10'1 x 6'7

Double glazed window to flank, range of units with complimentary roll edged work surfaces with inset sink with drainer and mixer tap, wall mounted gas combination boiler

#### BEDROOM ONE

12 x 10'2

Double glazed window to rear, radiator, fitted wardrobes with over bed storage also

#### BEDROOM TWO

11'7 x 7'5

Double glazed window to front, radiator

#### BEDROOM THREE

9 x 8'5

Double glazed window to front, radiator

#### BEDROOM FOUR

8'2 x 7'10

Double glazed window to flank, radiator,

#### BATHROOM

Double glazed window to flank, Shower cubicle and panelled bath, wash hand basin inset to vanity unit, low flush wc, part tiled walls, heated towel rail

#### STABLES AND TACK ROOM

Three timber stables with stable style doors, similar tack room.

#### DETACHED GARAGE

18'7 x 12'3

Accessed via up and over door, power and light supplied

#### FRONT GARDEN

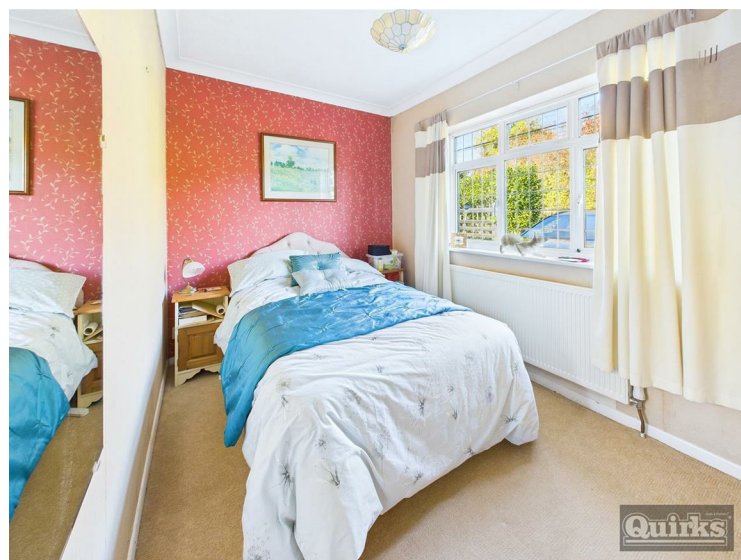
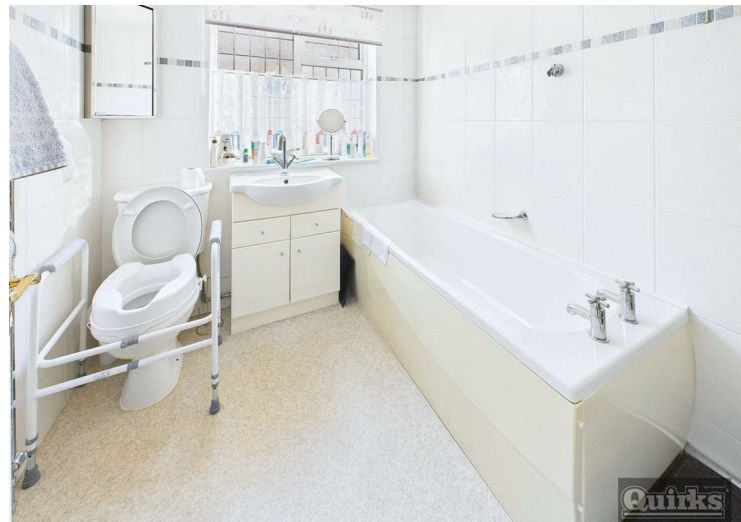
Driveway leading to garage, additional off road parking spaces mature flower and shrub borders, vehicular gates leading to garage

#### REAR GARDEN

Formal gardens, access to garage, side access, fenced to all boundaries

#### 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.





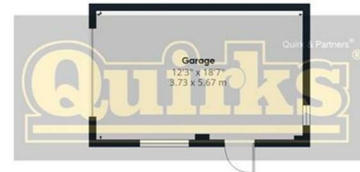
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 0 Building 2

