



## Kingley Close, Wickford

£435,000

- Kitchen/Breakfast Room 18'10 x 14'
- Conservatory 15'8 x 10'6
- Spacious Shower Room
- Driveway to Front
- Lounge 18'10 x 14'2
- 3 First Floor Bedrooms
- Southerly Garden to Rear
- Charger Point

3 BEDROOM SEMI-DETACHED. SOUTHERLY GARDEN TO REAR. DRIVEWAY TO FRONT WITH CHARGER POINT. 18'10 KITCHEN/BREAKFAST ROOM. 18'10 LOUNGE. 15'8 CONSERVATORY.



Council Tax Band: D



Double glazed opaque door to:

ENTRANCE HALL  
Radiator.

KITCHEN/BREAKFAST ROOM

18'10 x 14'

Double glazed windows to front and side. Double glazed door to side. Range of high gloss handleless base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Peninsula breakfast bar. Built in double oven, hob and microwave with extractor fan above. Integrated fridge freezer and integrated freezer. Integrated dishwasher and washer/dryer. Foot heaters. Additional storage and glazed cupboards. Downlighters to ceiling. 2 pop up sockets/USB.

LOUNGE

18'10 x 14'2

Double glazed opaque window to side. Radiator. Coved ceiling. Fireplace with inset cast iron electric fire. Double glazed French doors to:

CONSERVATORY

15'8 x 10'6

Double glazed windows to

sides with fitted blinds. Double glazed French doors to rear garden. Insulated ceiling.

FIRST FLOOR LANDING

Access to loft with ladder.

BEDROOM ONE

12'6 x 9'2

Double glazed window to front. Radiator. Walk in wardrobe. Coved ceiling.

BEDROOM TWO

13'8 x 9'

Double glazed window to rear. Radiator. Coved ceiling. Fitted wardrobe cupboards.

BEDROOM THREE

10'6 x 9'6

Double glazed window to rear. Radiator. Coved ceiling. Airing cupboard.

SPACIOUS SHOWER ROOM

Double glazed opaque window to front. Refitted suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Radiator/rail. Extractor fan. Tiling to floor and surround.

SOUTHERLY GARDEN TO REAR

Commencing with composite decking leading to Indian Sandstone patio with the remainder laid to artificial lawn with shrubs. Ornamental pond.



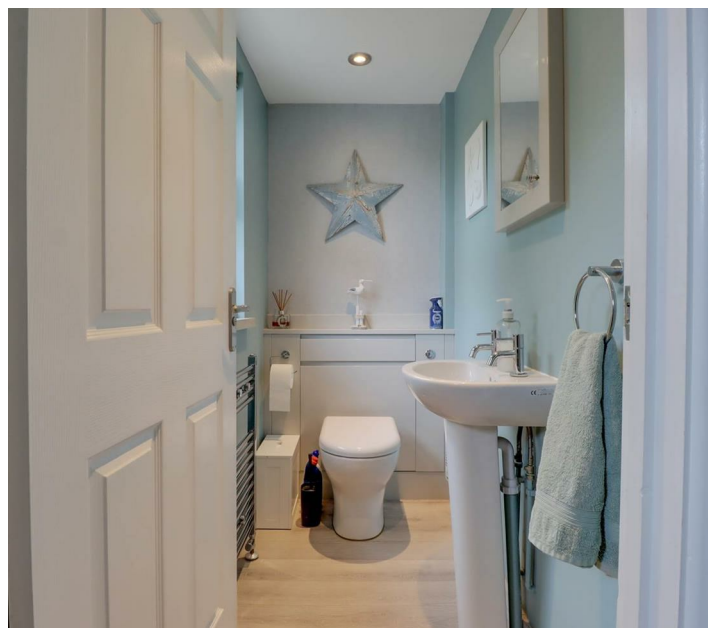
Sheds to rear. External tap, lights and power points.

#### DRIVEWAY TO FRONT

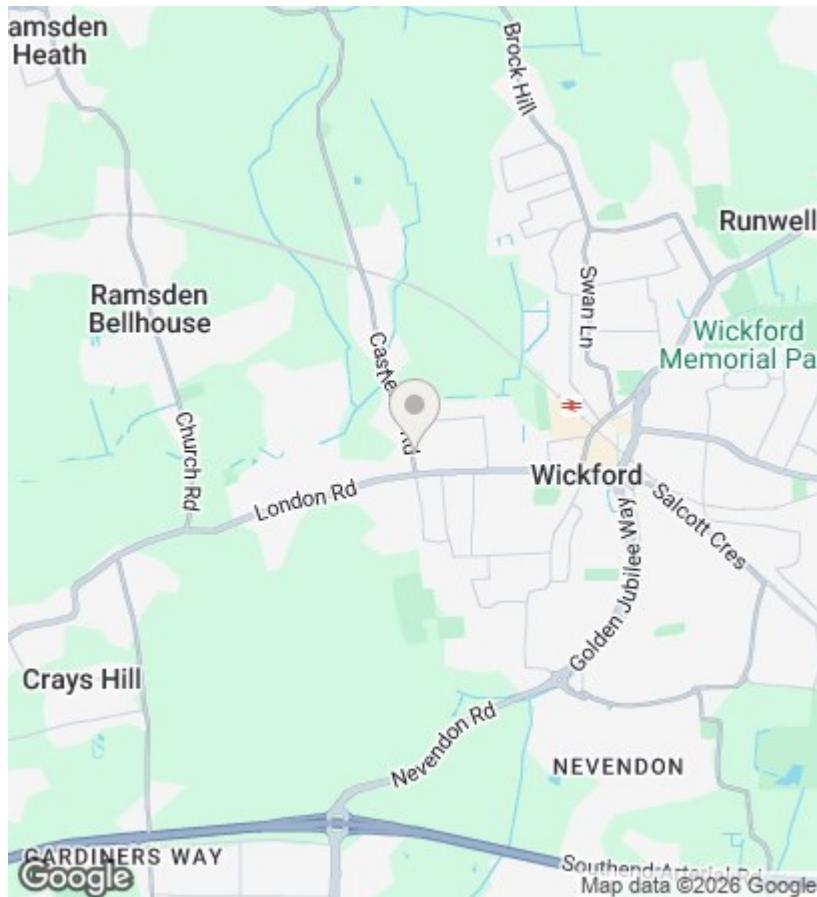
The property benefits from resin and block edging driveway providing off street parking. Charger point.

#### 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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | 63                                                                                                          | 75        |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

