



Trinder Way, Wickford

£525,000

- Kitchen 14'6 x 6'10
- Living Room 26'6 x 11'4
- Conservatory 9'10 x 9'8
- Garden to Rear
- Recently renovated and modernised throughout
- Dining/Utility Room 18' x 8'3
- Sitting/Games Room 12'4 x 8'4
- 4 First Floor Bedrooms
- Driveway to Front
- No Onward Chain

4 BEDROOM DETACHED. GARDEN TO REAR. DRIVEWAY TO FRONT. REFITTED BATHROOM. 26'6 LIVING ROOM. NO ONWARD CHAIN. Situated on the popular London Road side of Wickford within easy access of town centre and mainline station is this 4 bedroom detached property benefitting from accommodation including living room 26'6 x 11'4, sitting/games room 12'4 x 8'4, kitchen 14'6 x 6'10, dining/utility room 18' x 8'3, conservatory 9'10 x 9'8, 4 first floor bedrooms, refitted bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear and driveway to front providing off street parking. Renovated and modernised throughout, LVT flooring and carpets installed, completely new refitted bathroom, new internal doors, flat roof replacement to the rear, new soffits and fascias.



Council Tax Band: E



Double glazed opaque door to:

ENTRANCE HALL

LVT flooring. Double cupboard. Radiator.

KITCHEN

14'6 x 6'10

Double glazed window to front. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Tiled surround. Space for fridge freezer and dishwasher. Downlighters to ceiling.

DINING/UTILITY ROOM

18' x 8'3

Double glazed windows to front. Double glazed door to side. Radiator. Additional units and work top surfaces. Space for washing machine and additional fridge freezer.

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator. Tiling to floor and surround.

LIVING ROOM

26'6 x 11'4

Double glazed half bay window to rear. Radiator. Fireplace. Coved ceiling. LVT flooring extending to:

SITTING/GAMES ROOM

12'4 x 8'4

Double glazed window to rear. Radiator. Coved ceiling.

CONSERVATORY

9'10 x 9'8

Double glazed windows to sides and rear. Double glazed French doors to rear garden. Radiator.

FIRST FLOOR LANDING

Access to loft which is extensively boarded with new insulation and ladder.

BEDROOM ONE

11'10 x 10'11

Double glazed window to front. Radiator.

BEDROOM TWO

11'2 x 10'10

Double glazed window to rear. Radiator. Airing cupboard.

BEDROOM THREE

9'10 x 7'10

Double glazed window to front. Radiator.

BEDROOM FOUR

8'10 x 8'8

Double glazed window to rear. Radiator.

REFITTED BATHROOM

Double glazed opaque window to side. Refitted suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit with shower and



screen. Extensive tiling to floor and walls. Radiator/rail. Shaver point. Extractor fan.

REAR GARDEN

Commencing with block paved patio to immediate rear with remainder laid to lawn. Fencing to side and rear boundaries. Shed. Access via path and gate to side.

DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.

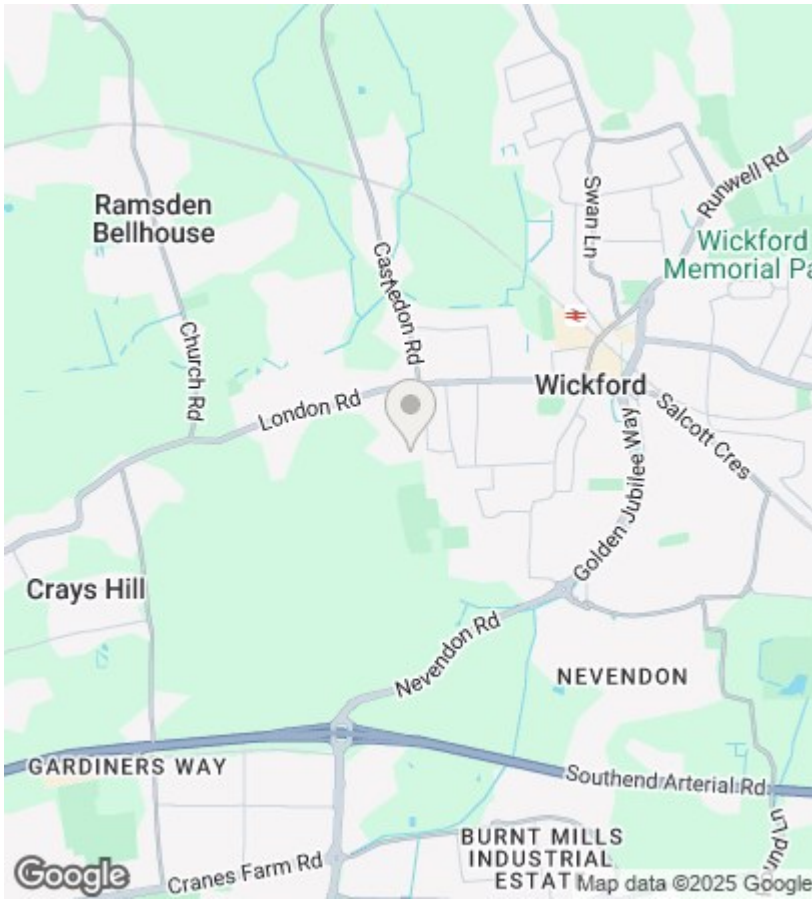
NO ONWARD CHAIN

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:

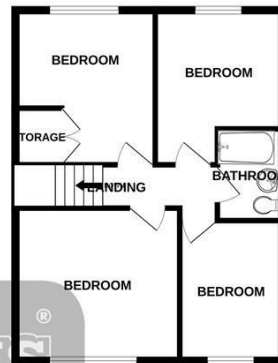
D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garage and outbuildings as approved, his appliances or services have been tested. Metrage C2017
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