



## Mount Way, Wickford

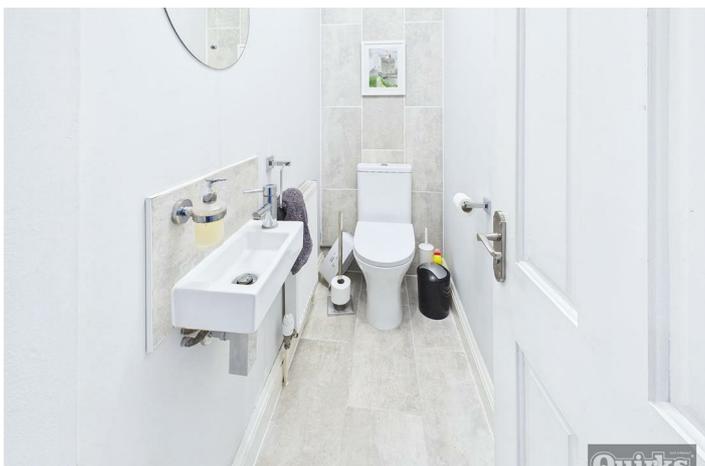
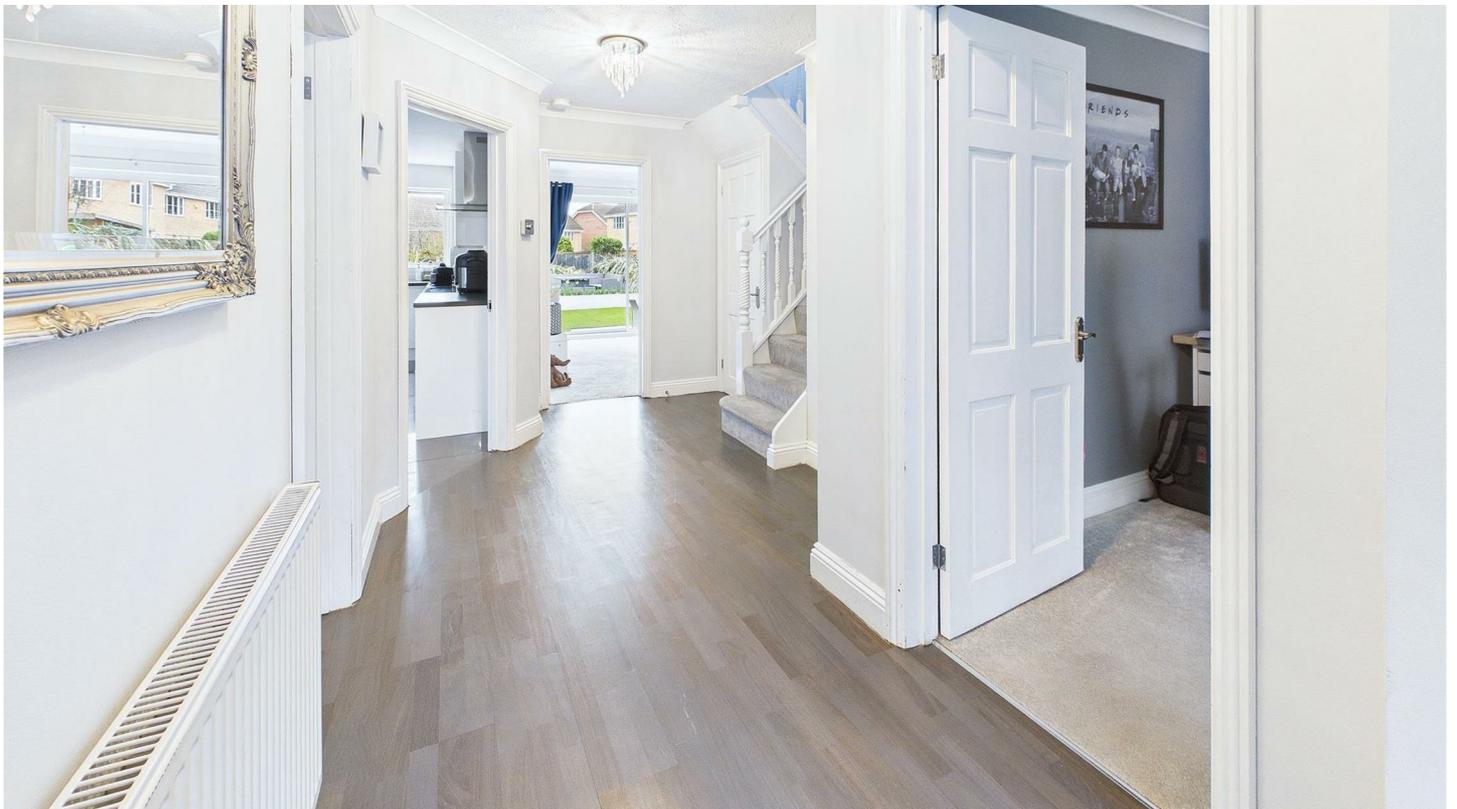
£625,000

- FOUR BEDROOM DETACHED HOUSE
- ENSUITE
- STUDY
- CLOAKROOM
- EPC - D
- SUPERBLY MAINTAINED AND IMPROVED
- GARAGE
- GARAGE AND OFF ROAD PARKING
- OUTDOOR COOKING AREA
- COUNCIL TAX - BASILDON - F

How would you like to own the only property in the street? Well now is your chance to acquire this much improved and well maintained detached residence. With **FOUR BEDROOMS**, one with **ENSUITE** and downstairs there is a **MODERN KITCHEN** as well a separate **DINING ROOM** and a **STUDY**. Parking is provided by way of a **GARAGE** as well as **OFF STREET PARKING**. Outside to the rear is a well maintained **GARDEN** with play area and an outdoor cooking area with **BBQ** and **PIZZA OVEN**. Viewing is advised as a matter of urgency as to avoid being disappointed.

4 2 3 D

Council Tax Band: F



#### ENTRANCE HALL

Part double glazed street door to hallway, engineered wooden floor covering, radiator, doors to accommodation, stairs to first floor

#### LOUNGE

19'3 x 10'9

Double glazed patio doors to rear garden and double glazed window alongside, radiator

#### KITCHEN

16 x 13'2

Double glazed windows to rear and flank with further double glazed door to rear garden, extensive range of units to both ground and eye level built around a large RANGE type cooker with hood over, tiled splash backs, integrated dishwasher, integrated washing machine and American style fridge freezer are all included, tiled floor covering, smooth ceiling with inset downlighters

#### DINING ROOM

13'10 x 10'5

Double glazed window to front, radiator

#### STUDY

9'7 x 8'6

Double glazed window to front, radiator

#### CLOAKROOM

Low flush wc and wall mounted wash hand basin, radiator, tiled splash backs and tiled floor

#### LANDING

Access to loft, doors to accommodation

#### BEDROOM ONE

13'5 x 11'8

Double glazed window to front, radiator, door to ensuite, air conditioning unit

#### ENSUITE

Double glazed window to front, fully tiled floor and walls, shower cubicle, low flush wc and pedestal wash hand basin, heated towel rail.

#### BEDROOM TWO

13'3 x 7'10

Double glazed window to rear, radiator, air conditioning

#### BEDROOM THREE

11'0 x 10'10

Double glazed window to front, radiator

#### BEDROOM FOUR

10'3 x 8'5

Double glazed window to rear, radiator

#### FAMILY BATHROOM

Double glazed window to flank, three piece suite in a Cubik style comprising pannelled bath with



shower and screen, low flush wc, wash hand basin inset to vanity unit, tiled walls

#### REAR GARDEN

Commences with paved patio area containing brick built BBQ and an outdoor PIZZA OVEN, Astro turf lawn, soft play area for the kids and a large composite decked area, Raised flower beds, fenced to all boundaries, side pedestrian access, outside tap, security lighting

#### FRONT GARDEN

Block paved affording off road parking for multiple buildings

#### GARAGE

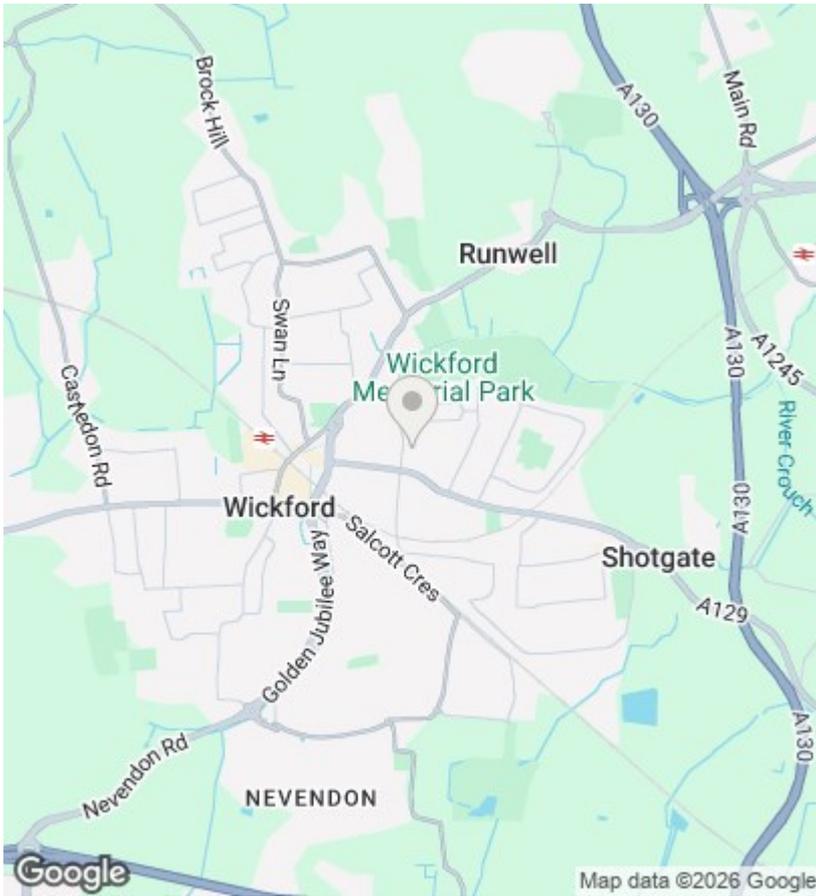
Accessed via up and over door, power and light supplied

#### 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.



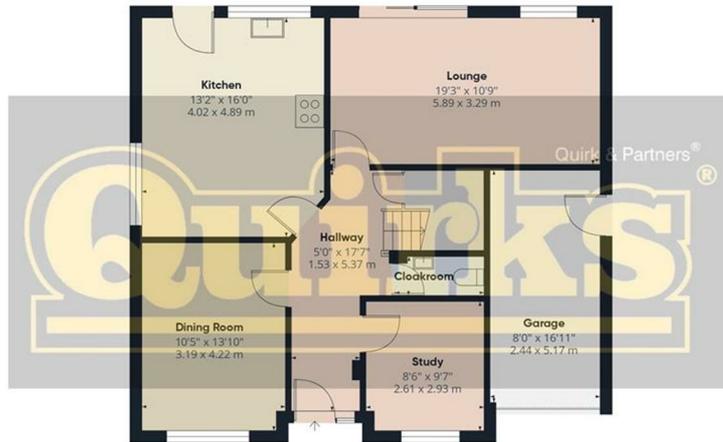




## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(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 



Floor 0



Floor 1

