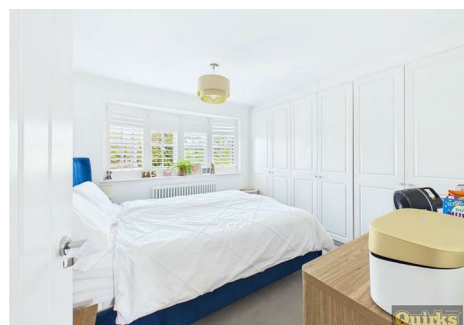




Station Avenue, Wickford

Offers Over £550,000

- DETACHED
- GROUND FLOOR CLOAKROOM
- GARAGE
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- UTILITY ROOM
- OFF STREET PARKING
- CLOSE TO SCHOOLS & AMENITIES

Situated in a quiet residential location conveniently positioned giving easy access to transport links and local amenities we are delighted to offer to the market this beautifully maintained four bedroom detached property. This ideal family home has an array of benefits including a spacious lounge, utility room, 3yo combination boiler, garage and off street parking for two cars. A viewing comes highly recommended.

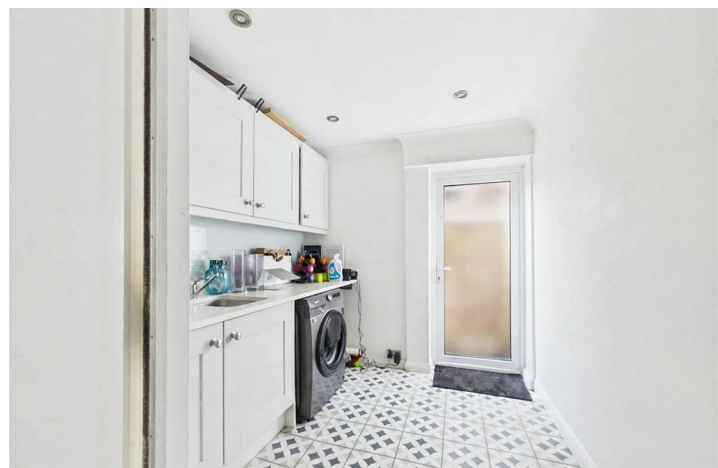
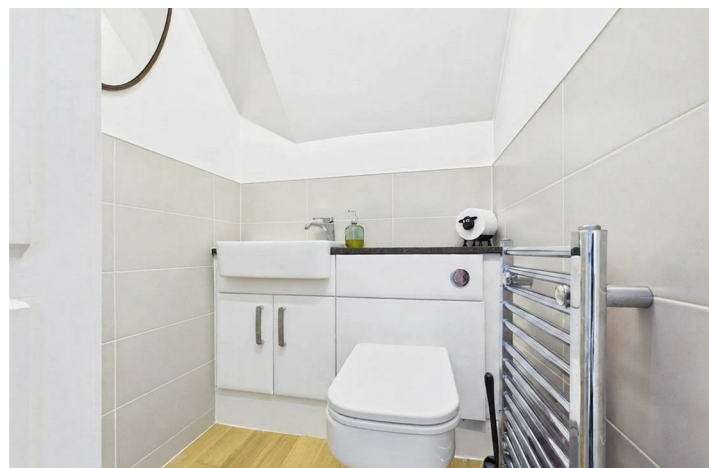
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Council Tax Band: E



ENTRANCE

Enter through Opaque glass panelled composite door into hallway.

HALLWAY

Amtico flooring, radiator, doors leading to Kitchen, Lounge, cloakroom and Utility Room.

LOUNGE

19'11 x 17'2 narrowing to 12'9 Amtico flooring, two radiators, carpeted stairs to first floor, double glazed French doors and windows with UPVC shutters to rear aspect.

KITCHEN

12'11 x 11'3 Tiled flooring, selection of fitted wall and base units with granite work surfaces, 1 1/2 bowl sink unit with mixer tap, integrated induction hob with extractor fan, integrated electric oven, integrated dishwasher, double glazed window with UPVC shutter to front aspect.

CLOAKROOM

4'3 x 3'7 Amtico flooring, wash hand basin with vanity unit, low level wc, heated towel rail.

UTILITY ROOM

7'11 x 7'4 Tiled flooring, wall & base units with granite work surfaces with stainless steel sink and mixer tap, internal door to garage and opaque double glazed door to side aspect.

LANDING

Carpeted flooring, opaque double glazed window to side aspect.

BEDROOM

10'10 x 9'10 to wardrobes Carpeted flooring, radiator, built in wardrobes, double glazed window with UPVC shutters to front aspect.

BEDROOM

11'2 x 8'8 to wardrobe Laminated flooring, radiator, built in wardrobes, double glazed windows with UPVC shutters to rear aspect.

BEDROOM

9'7 x 7'10 Carpeted flooring, radiator, double glazed window with UPVC shutters to front aspect.

BEDROOM

8'8 x 8'8 Carpeted flooring, radiator, built in storage cupboard, double glazed window with UPVC shutters to rear aspect.

BATHROOM

6'7 x 4'9 Tiled flooring, tiled walls, panelled bath with mixer tap, shower attachment and glass shower screen, wash hand basin with vanity unit, low level wc, heated towel rail, opaque double glazed window to side aspect.

FRONT GARDEN

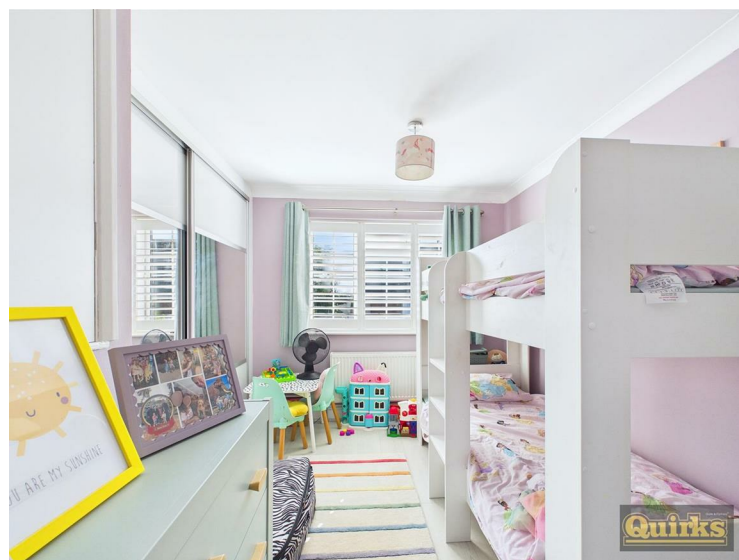
Brick paved with access to garage and off street parking for two cars.

REAR GARDEN

Patio section with main area laid to lawn, wooden shed to remain, outside water tap, side access to both sides,

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		82
(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

