





**LOVELY TWO BEDROOM  
DETACHED BUNGALOW  
EXTENDED TO THE REAR  
WITH A CONSERVATORY AND  
BENEFITS FROM A PRIVATE  
GARDEN & GARAGE. Pleasant  
position on Wickett Hern Road  
offering purchasers a move in  
ready bungalow with spacious  
accommodation and beautifully  
presented throughout. Only via an  
internal inspection will you fully  
appreciate the space available and  
an early viewing is recommended.  
The property briefly comprises of  
entrance hallway, lounge/diner,  
kitchen, conservatory, two lovely  
bedrooms, shower room, front  
garden, driveway, garage and  
enclosed rear garden.  
**AVAILABLE WITH NO  
UPWARD CHAIN.****



### ENTRANCE HALL

10' 11" x 5' 8" (3.34m x 1.74m) This lovely bungalow is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, radiator, storage cupboard, coving and loft access point.

### LOUNGE/DINER

9' 9" x 17' 5" (2.98m x 5.31m) Pleasant reception space with room for living/dining, front facing double glazed bow window, radiator, coving, television point and coal effect gas fire with feature decorative surround.

### KITCHEN

11' 5" x 9' 8" (3.50m x 2.96m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring AEG electric hob with extractor hood above, single electric oven, integrated microwave, plumbing for a washing machine, space for a fridge/freezer, partially tiled splash backs, radiator, coving, wall mounted boiler unit, side facing double glazed window and rear facing double glazed sliding doors to the conservatory.

### CONSERVATORY

10' 5" x 10' 0" (3.19m x 3.06m) Great additional reception space overlooking the garden via the rear/side facing double glazed windows, side facing double glazed door to the driveway, rear facing double glazed door to the garden, radiator and a ceiling fan.

### BEDROOM

9' 9" x 13' 8" (2.98m x 4.18m) Double bedroom with rear facing double glazed window, fitted wardrobes and a radiator.

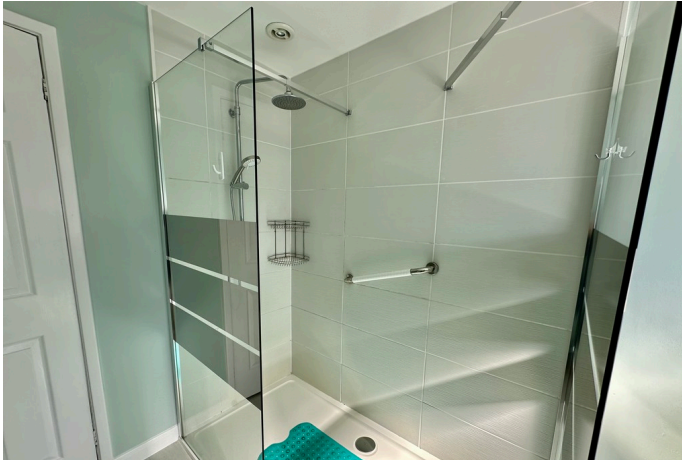


### BEDROOM

11' 5" x 8' 7" (3.48m x 2.63m) Further double bedroom to the front with front facing double glazed window, radiator and fitted mirror fronted sliding wardrobes.







### **SHOWER ROOM**

8' 4" x 6' 5" (2.56m x 1.98m) Beautiful shower room with walk-in shower, dual shower head, partially tiled walls/splash back, spotlights, heated towel radiator, wash hand basin within a vanity unit, low flush WC and a side facing double glazed frosted window.

### **FRONT GARDEN & DRIVEWAY**

Lawned front garden with walled surround, railing toppers, double gates lead to off street parking on the driveway, central lawn with mature bushes, hedge to the side and paved access down the driveway to the garage at the rear.



### **GARAGE**

Single garage with electric front door, side facing double glazed window and door.

### **REAR GARDEN**

With a paved patio, raised planters, fence enclosure, further rear paved patio, plus mature bushes and shrubs.

### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

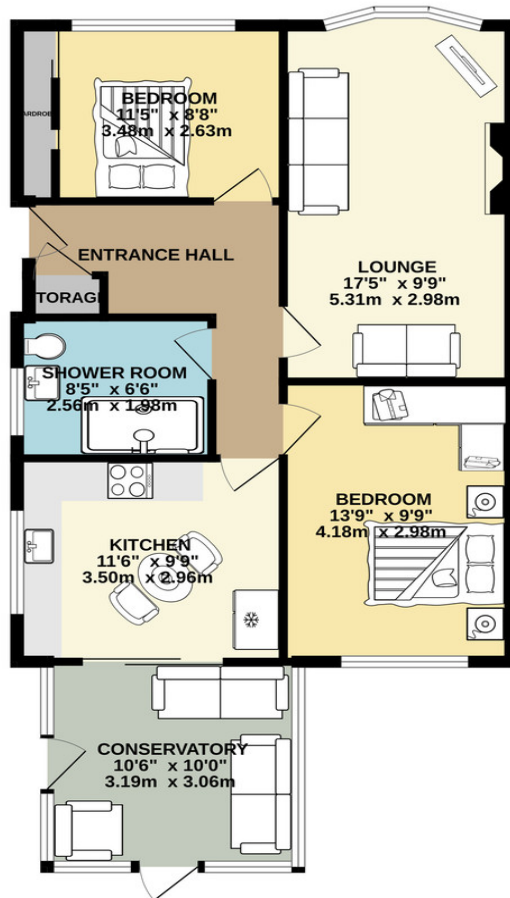
**HEATING SYSTEM: GAS FIRED BOILER**

**LAST SERVICE: MAY 2026**

**SERVICES: MAINS**



GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		