



## Sugden Avenue, Wickford

Price Guide £800,000

- GUIDE PRICE £800,000 - £850,000
- DETACHED BUNGALOW - GATED ACCESS
- FEATURE BATHROOM & EN-SUITE
- 18'6 LOUNGE & UTILITY ROOM
- THREE/FOUR BEDROOMS
- SECURITY SYSTEM INSTALLED
- 34' BESPOKE KITCHEN/DINER
- REFURBISHED THROUGHOUT

A much improved detached bungalow located in sought after road having been cleverly extended to suit a family. THREE/FOUR BEDROOMS with EN-SUITE and good sized rear garden, with ENTERTAINMENT AREA with space and services laid on for construction of annex or home office. Securely positioned behind ELECTRONIC SECURITY GATES and offering ample off road parking and generous 200' plot. This property was improved and extended by the current owners with the intention of not moving so the finish is very high quality. Viewing is advised



Council Tax Band: C



#### ENTRANCE HALL

Spacious entry hall with doors to bedrooms, bathroom and lounge, smooth ceiling, radiator, access to loft (which is fully boarded)

#### KITCHEN/DINER

34 x 14'7

High specification kitchen with integrated appliances and marble worksurfaces, marble island with inset sink, built in oven and grill, fitted hob with extractor over, marble splash backs, underfloor heating. Dining area has a Lantern for natural light, underfloor heating, windows and bi-fold doors to garden

#### UTILITY ROOM

9'9 x 9'5

Double glazed windows to rear and double glazed door to garden, range of units to ground and eye level incorporating complimentary worksurfaces, space washing machine and space dryer, door to cloakroom, integrated dishwasher

#### LOUNGE

18'6 x 11'2

Open aspect to dining area, double glazed window and double

glazed door to garden, underfloor heating

#### BATHROOM

Double glazed window to flank, fully tiled, walk in shower cubicle, concealed flush wc, freestanding egg shaped bath, his and hers sinks inset to marble with vanity cupboard

#### BEDROOM ONE

12'6 x 12'5

Double glazed window to front, radiator, door to en-suite

#### EN-SUITE

Double glazed window to flank, shower cubicle, concealed flush wc, wall mounted wash hand basin, shower cubicle, tiled floor and walls, illuminated mirror, heated towel rail

#### BEDROOM TWO

11'11 x 11'9

Double glazed window to front, radiator

#### BEDROOM THREE

11'9 x 8'2

Double glazed window to flank, radiator, currently railed out as a dressing room

#### PLAYROOM

18 x 11'9

Bi-Fold doors to rear garden, radiator



## FRONT GARDEN

Secure access via remote controlled gates to stone chip driveway affording off road parking for multiple cars, side access to rear, electric vehicle charging point, out side lighting

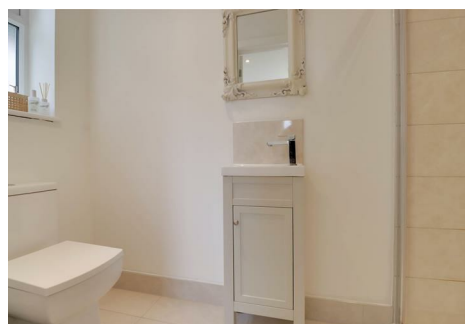
## LARGE REAR GARDEN

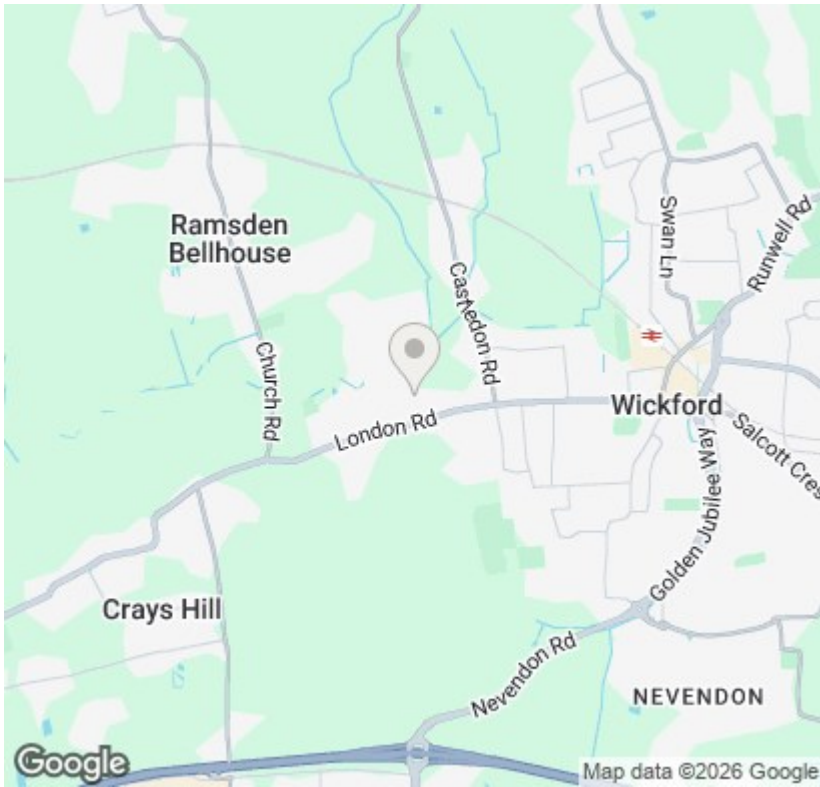
Large patio area, side access to front, timber shed and kennel, large lawn area, fenced to all boundaries, the vendor has recently had all service installed to rear of garden ready for an outbuilding or annexe to be constructed

## DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.



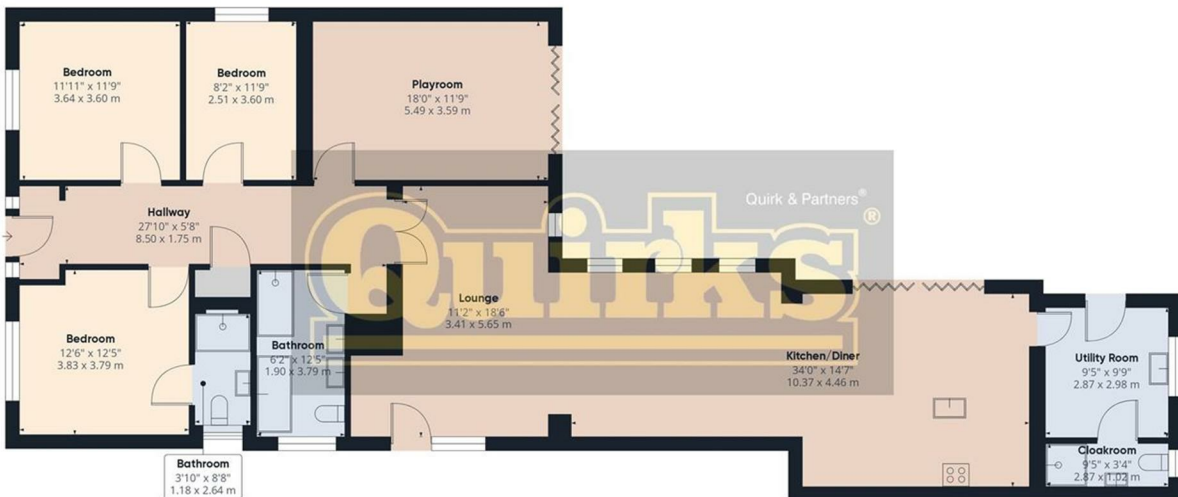




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
1729.55 ft<sup>2</sup>  
160.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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