



Laburnum Avenue, Wickford

£425,000

- Lounge/Diner 24'10 x 12'
- Conservatory 12'6 x 9'
- Shower Room
- Cloakroom
- Driveway to Front
- Kitchen/Breakfast Room 10' x 10'
- 2 Ground Floor Bedrooms
- 2 First Floor Bedrooms
- 90ft Garden to Rear

Situated on the London Road side of Wickford close to local shops, schools and town centre with it's mainline station is this 4 bedroom semi-detached chalet bungalow benefitting from accommodation including lounge/diner 24'10 x 12', kitchen/breakfast room 10' x 10', conservatory 12'6 x 9', 2 ground floor bedrooms, shower room, 2 first floor bedrooms and cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, 90ft garden to rear and driveway to front. The property is offered with no onward chain.



Council Tax Band: D



RECESS STORM PORCH
Double glazed door to:

ENTRANCE HALL
Radiator.

BEDROOM ONE
11'6 x 11'
Double glazed window to front. Radiator. Range of fitted wardrobe cupboards and drawers.

BEDROOM TWO
11' x 11'
Double glazed window to rear. Radiator. Door to:

CONSERVATORY
12'6 x 9'
Double glazed windows to sides and rear. Double glazed French doors to rear garden. Radiator. Storage space.

SHOWER ROOM
6' x 5'6
Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and wet room style shower. Radiator. Extensive tiled surround.

LOUNGE/DINER
24'10 x 12'
Double glazed bay window to front. Two double glazed diamond windows to side. Two radiators. Coved ceiling. Mock fireplace with inset gas fire.

KITCHEN/BREAKFAST ROOM
10' x 10'
Double glazed window to rear. 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. Built in oven, hob and extractor fan. Recess for washing machine and fridge freezer. Cupboard housing boiler. Larder. Tiled surround. Glazed door to conservatory.

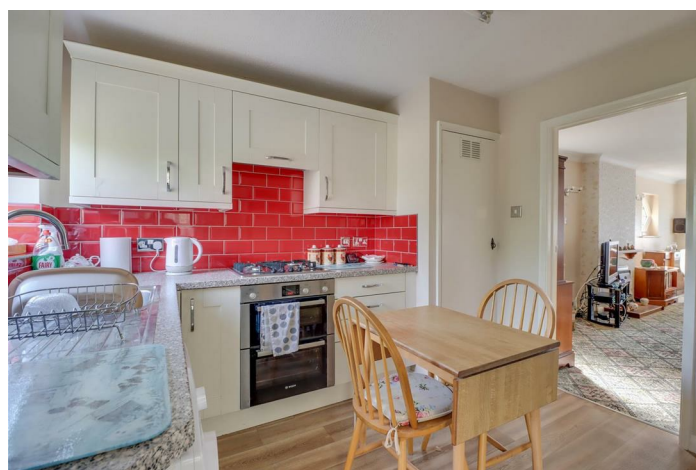
FIRST FLOOR LANDING
Access to eaves loft space.

BEDROOM TWO
12' x 9'10
Double glazed window to front. Radiator. Eaves loft space.

BEDROOM THREE
12' x 9'8
Double glazed window to rear. Radiator. Eaves loft space.

CLOAKROOM
Double glazed opaque window to rear. Low level WC.

LARGE REAR GARDEN
approaching 90ft
Commencing with paved patio to immediate rear



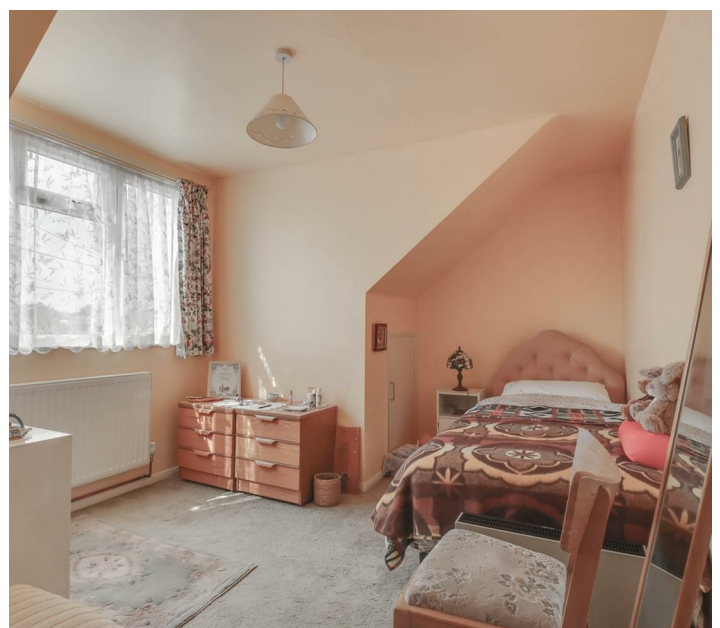
with remainder laid to lawn with flower and shrub borders. 2 sheds. Access to side via path and gate.

DRIVEWAY TO FRONT

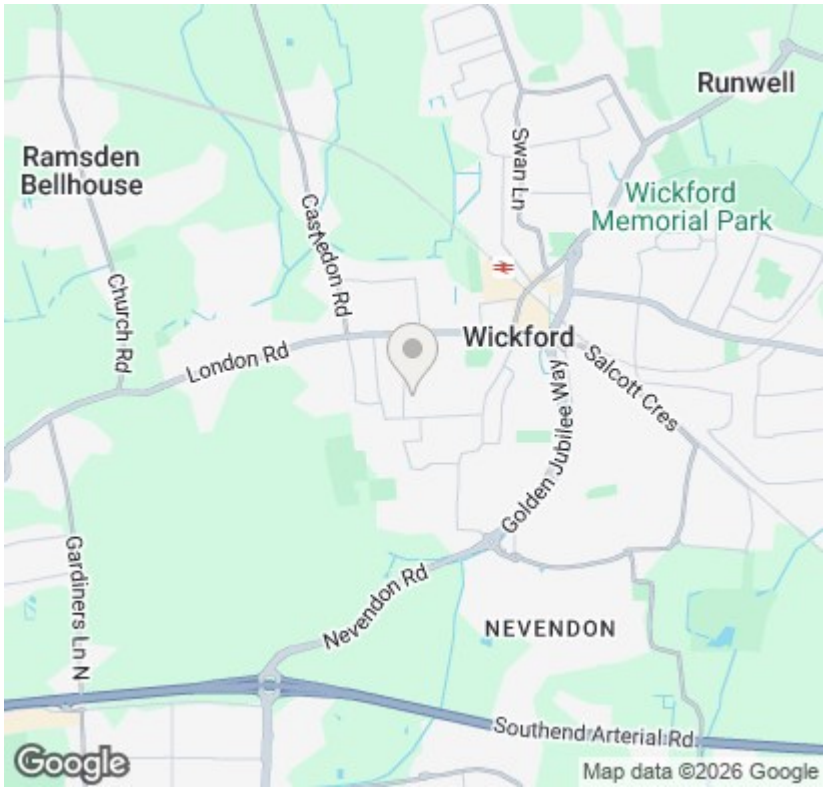
The property benefits from driveway to front providing off street parking.

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		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor



First Floor

