



Hughes Crescent, Runwell, Wickford

£675,000

- Living Room 16'2 x 12'10
- Kitchen/Diner 23'8 x 9'10
- 4 First Floor Double Bedrooms
- Southerly Garden to Rear
- Playroom/Dining Room 12'2 x 11'4
- Utility Room 6'10 x 5'4
- Cloakroom, En-suite & Bathroom
- Detached Garage & Driveway

Situated close to open farmland and easy access to the A130 and A127 on the popular St. Lukes Park Development is this 4 bedroom detached property benefitting from accommodation including living room 16'2 x 12'10, playroom/dining room 12'2 x 11'4, kitchen/diner 23'8 x 9'10, utility room 6'10 x 5'4, 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, southerly garden to rear, detached garage and driveway providing off street parking.

4     B

Council Tax Band: F



CANOPY PORCH

Double glazed opaque door to:

SPACIOUS ENTRANCE HALL

Radiator. Cloaks cupboard.

PLAYROOM/DINING ROOM

12'0 x 11'1

Double glazed windows to front and side. Radiator.

LOUNGE

16'0 x 11'9

Double glazed window to side. Double glazed French doors to rear garden. Radiator.

KITCHEN/DINER

23'6 x 9'8

Double glazed windows to front and rear. Radiator. Range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset sink unit. Built in dual ovens, hob and extractor fan above. Integrated fridge freezer and dishwasher.

UTILITY ROOM

6'8 x 5'2

Double glazed door to rear garden. Additional work surface with space for washing machine and tumble dryer.

GALLERIED LANDING

Double glazed window to front. Radiator. Airing cupboard.

BEDROOM ONE

13'4 x 9'7 plus door recess
Double glazed window to front. Radiator.

EN-SUITE

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle.

Radiator/rail.

BEDROOM TWO

12'7 x 8'11

Double glazed window to front. Radiator.

BEDROOM THREE

12'8 x 9'

Double glazed window to rear. Radiator.

BEDROOM FOUR

10'8 x 9'8

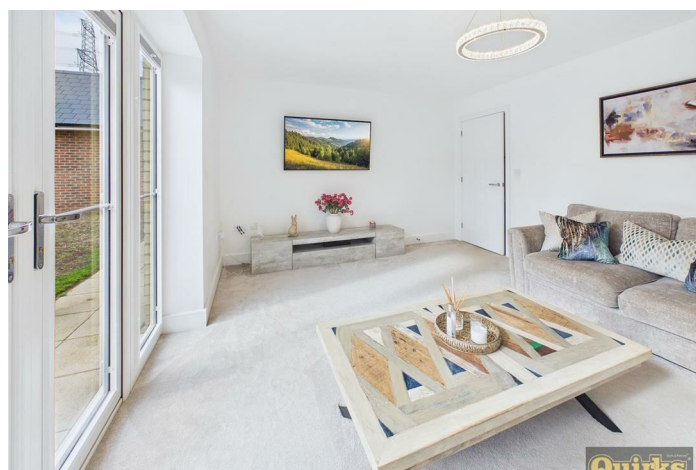
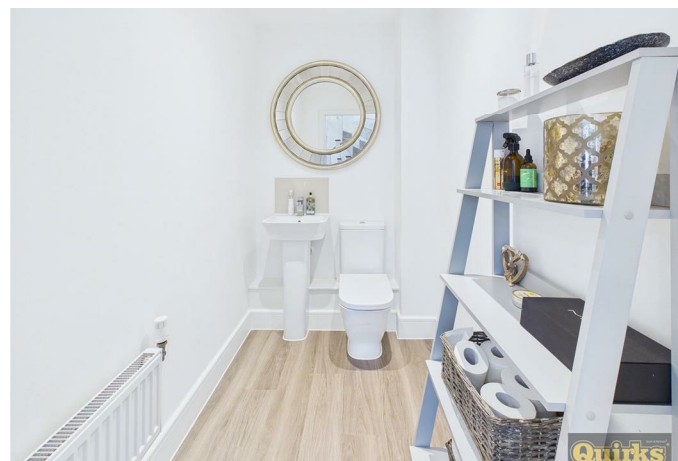
Double glazed window to front. Radiator. Access to loft which we understand is part boarded with ladder.

BATHROOM

Double glazed opaque window to rear. Suite comprising of enclosed low level WC, wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail.

SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Gate to side.



Outside tap and light. Bar area with power and light.

LARGE DETACHED GARAGE

22'11 10'1

Power and light connected. Door to side.

DRIVEWAY

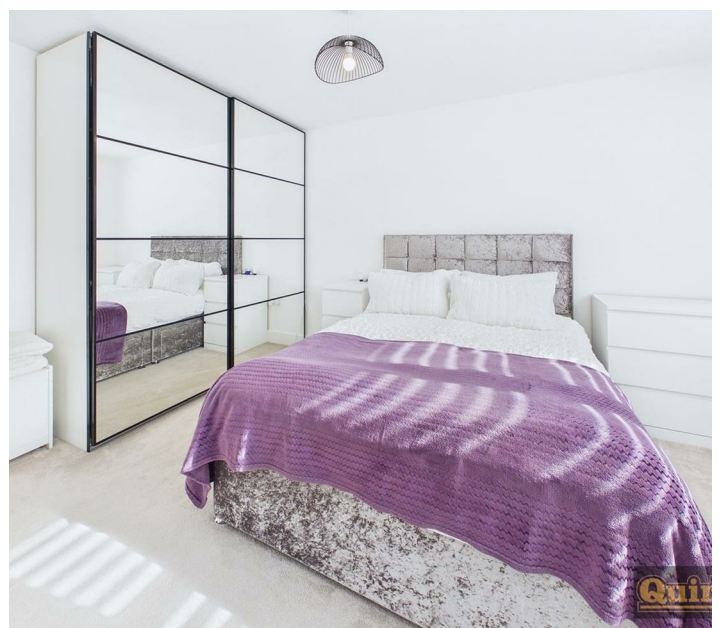
The property benefits from driveway providing off street parking.

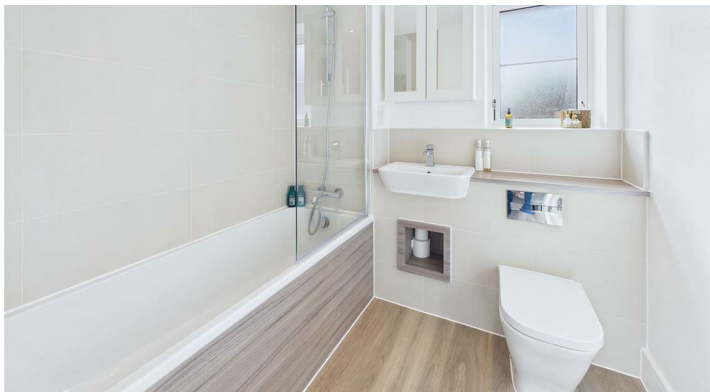
ESTATE CHARGE

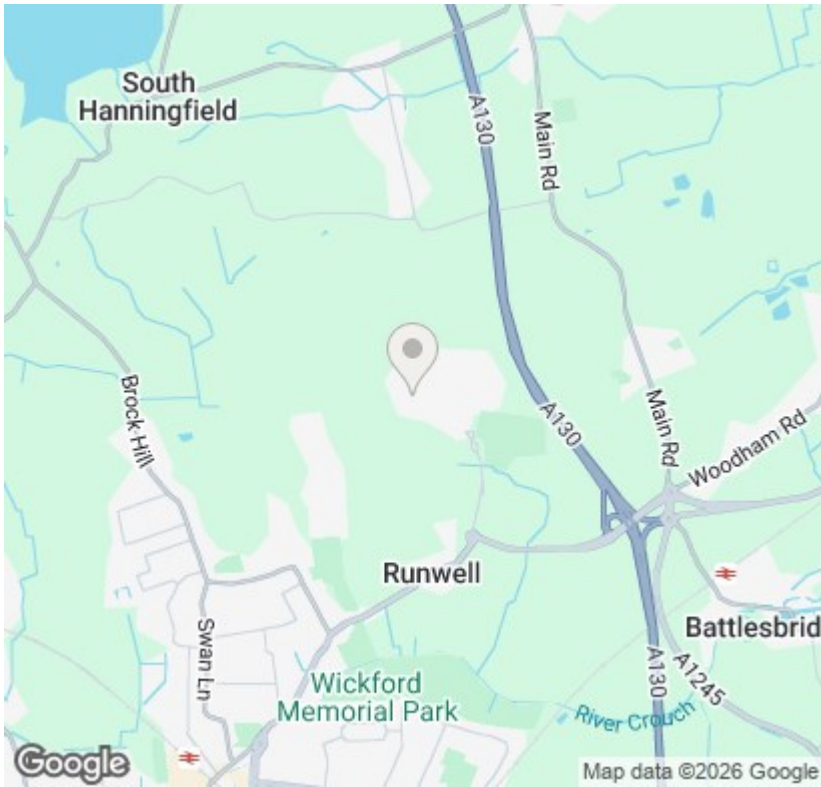
There is an annual estate charge for the communal areas enjoyed by the residents.

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.

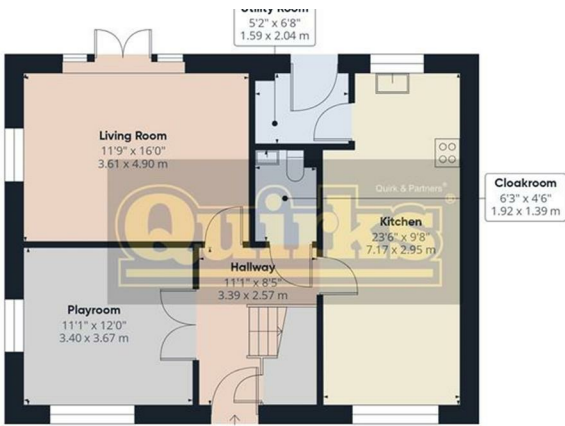




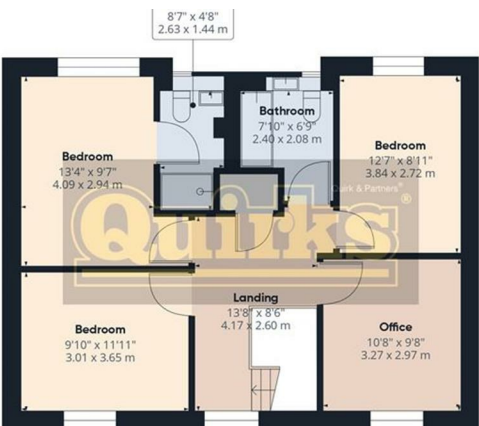


EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



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