



## Long Meadow Drive, Wickford

£485,000

- Open plan Living Room 17'4 x 11'
- 3 Bedrooms
- 70ft Rear Garden
- New Driveway to Front
- New Kitchen/Breakfast Area 12'10 x 8'10
- Shower Room
- Garage/Workshop 21'5 x 8'2
- No onward chain

3 BEDROOM DETACHED BUNGALOW. SOUTHERLY GARDEN TO REAR. GARAGE/WORKSHOP 21'5 X 8'2. Situated in a pleasant and popular location close to town centre yet within easy access of Wickford memorial park is this 3 bedroom detached bungalow having been refurbished throughout and benefitting from accommodation including living room 14'4 x 11', kitchen/breakfast room 12'10 x 8'10, 3 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, southerly garden to rear garage/workshop 21'5 x 8'2 and driveway to front providing off street parking.



Council Tax Band: D



#### RECESS PORCH

At side with double glazed opaque door to:

#### ENTRANCE HALL

Radiator. Access to loft.

#### BEDROOM

11'10 x 11'

Double glazed window to front. Radiator. Laminate finish to floor.

#### BEDROOM

8'6 x 8'

Double glazed window to front. Radiator.

#### BEDROOM

11' x 10'

Double glazed window to side. Radiator.

#### SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail. Tiled surround. Extractor fan.

#### LIVING ROOM

17'4 x 11'

Double glazed Bi-folding doors to rear. Radiator. Laminate finish to floor extending open plan to:

#### KITCHEN/BREAKFAST ROOM

12'10 x 8'10

Double glazed window to rear. Range of recently fitted base and wall mounted units providing high gloss base and wall

mounted units with work top surface extending to incorporate inset sink unit. Built in oven, induction hob and extractor fan. Integrated fridge freezer, dishwasher and washing machine. Downlighters to ceiling. Cupboard housing gas fired boiler.

#### REAR GARDEN

approaching 70ft Commencing with extensive decked area with remainder laid to lawn with flower and shrub borders. Gravel beds. Access to side via path. Courtesy door to:

#### GARAGE/WORKSHOP

21'5 x 8'2

Up and over door to front. Window to rear. Power and light connected.

#### DRIVEWAY TO FRONT

The property provides tarmac driveway to front providing off street parking.

#### DISCLAIMER

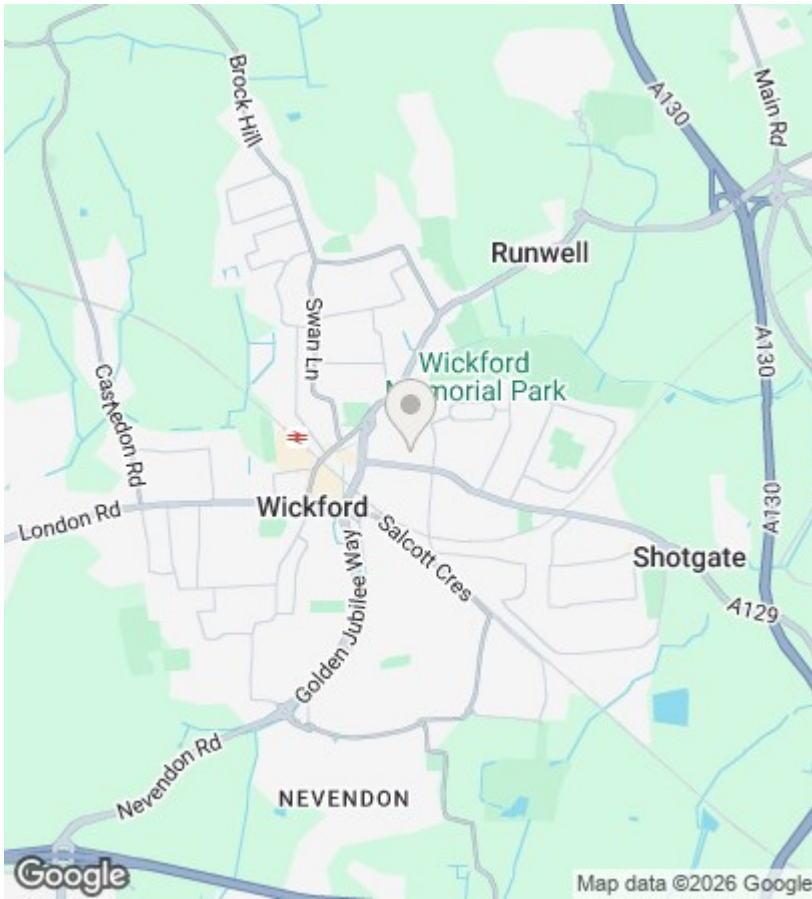
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare



these details. Interested applicants are advised to make their own enquiries about the functionality.





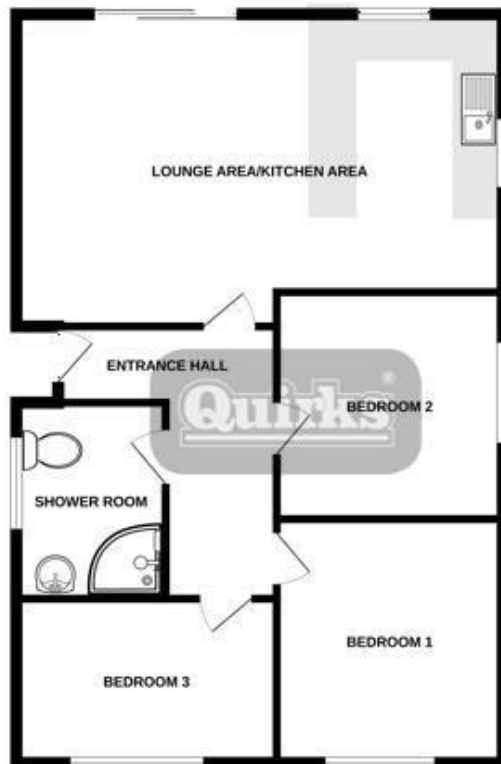


EPC Rating:

D

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>86</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>66</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<br>2002/91/EC |           |

GROUND FLOOR



This floor plan is for illustrative purposes only. All measurements including measurements, doors, windows and fixtures are approximate and not to scale. This area does not include all floor space associated with the property including garages and outbuildings or dependent for approval or services. Made with Floorplan 3.0.2017