



## Beauchamps Drive, Wickford

**£415,000**

- DOUBLE CARPORT & GARAGE TO REAR
- 3 BEDROOMS
- LOUNGE/DINER
- NO ONWARD CHAIN
- ADDITIONAL DRIVE TO FRONT
- FIRST FLOOR SHOWER ROOM
- KITCHEN
- CLOSE TO PARK & SCHOOL

3 BED SEMI-DETACHED CHALET CLOSE TO PARK & SCHOOL WITH DETACHED GARAGE AND DOUBLE CARPORT TO REAR. ADDITIONAL DRIVEWAY TO FRONT. LOUNGE/DINER. KITCHEN AND SHOWER ROOM. NO ONWARD CHAIN. Situated in a popular and established residential location close to park and school is this 3 bed semi-detached chalet proving accommodation including spacious Lounge/Diner, Kitchen with 3 first floor bedrooms and shower room. The property benefits for detached GARAGE & DOUBLE CARPORT to rear with additional driveway to front. This is the first time the property has been to market in 40 years and illustrates how popular these property types and location are.



3



1



1



D

Council Tax Band: D



## ENTRANCE HALL

Porch to front with double glazed door providing access:

## LOUNGE/DINER

75'5" x 42'7" 32'9" (narr. 39'4" 19'8")

Double glazed window to front and double glazed patio doors to rear. Double and single radiators. Coving to ceiling.

## KITCHEN

11'6 x 8'4

Double glazed window and door to rear. Range of base and wall mounted units providing drawer and cupboard space with work tops extending to incorporate sink unit. Recess for fridge/freezer and washing machine. Tiled surround.

## FIRST FLOOR LANDING

Double glazed window to side. Airing cupboard housing gas fired boiler.

## BEDROOM 1

13' x 9'10

Double glazed window to front. Radiator. Fitted wardrobe/cupboards.

## BEDROOM 2

13' x 7'4 (narr 11'6)

Double glazed window to rear. Radiator.

## BEDROOM 3

10' x 7'4 max  
Double glazed window to front. Radiator. Fitted wardrobe/cupboards.

## SHOWER ROOM

7'6 x 5'10

Double glazed opaque window to rear. Low level W.C., wash hand basin and large shower cubicle. Radiator/rail. Extensive tiling to walls.

## REAR GARDEN

The property benefits fencing to boundaries and outside tap. Access path and gate to side.

## DETACHED GARAGE TO REAR

Brick built with up and over door approached via access road to rear.

## DOUBLE CARPORT TO REAR

Attached double carport providing covered storage and potential for further parking to rear (check access).

## ADDITIONAL DRIVEWAY TO FRONT

The property benefits from further block paved driveway to front providing additional off street parking.

## NO ONWARD CHAIN

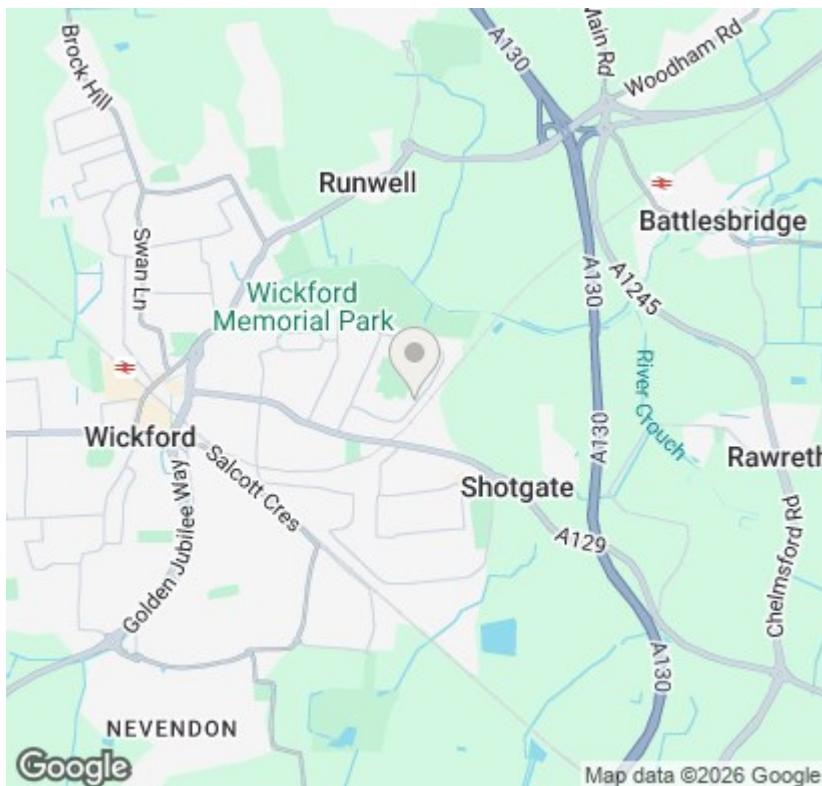
RARELY AVAILABLE & POPULAR LOCATION



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## EPC Rating:

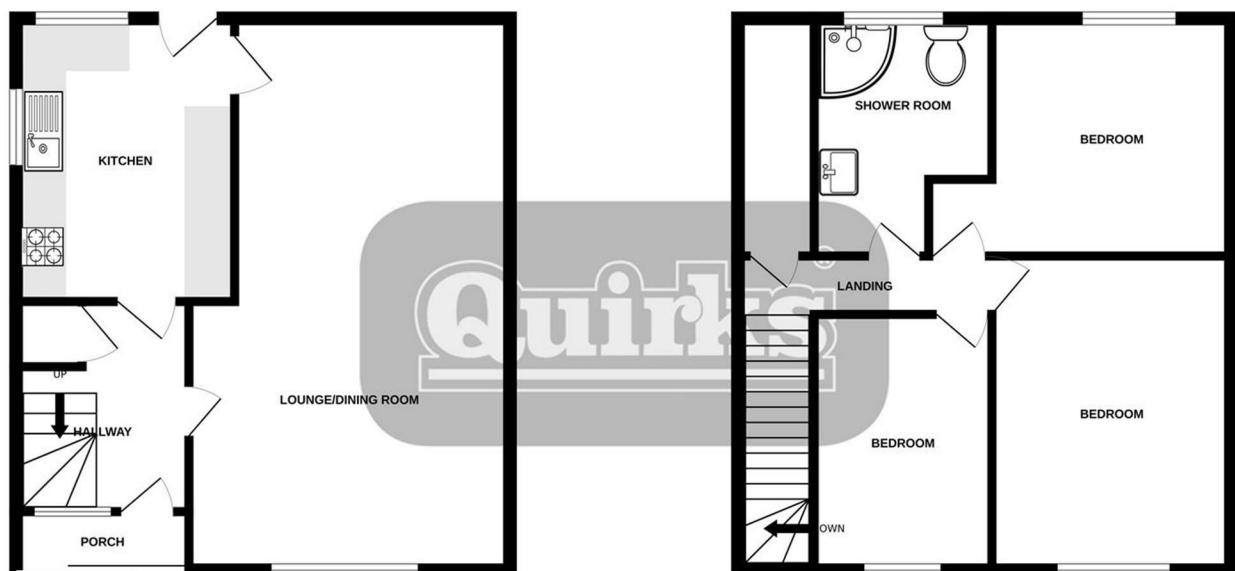
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT EXACT. This total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017  
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