



## Woodberry Road, Wickford

£400,000

- Lounge/Diner 20'2 x 14'2
- Kitchen/Breakfast Room 13' x 10'
- 3 First Floor Bedrooms
- Southerly Garden to Rear
- Dining Room 8'4 x 7'10
- Bedroom 4/Study 15'8 x 7'10
- Bathroom
- Driveway to Front

3/4 BEDROOM TERRACED. SOUTHERLY GARDEN TO REAR. DRIVEWAY TO FRONT. BATHROOM & CLOAKROOM.



Council Tax Band: C



Opaque door to:

#### ENTRANCE PORCH

Laminate finish to floor.

Part glazed door to:

#### ENTRANCE HALL

Radiator.

#### LOUNGE/DINER

20'2 x 14'2

Double glazed window to front. Double glazed patio doors to rear garden. 2 radiators. Brick fireplace. Built in cupboard.

#### DINING ROOM

8'4 x 7'10

Radiator. Tiling to floor extending to:

#### KITCHEN/BREAKFAST ROOM

13' x 10'

Double glazed windows to rear and side. 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. Breakfast bar. Space for appliances.

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Tiling to floor and surround.

#### BEDROOM FOUR/STUDY

15'8 x 7'10

Double glazed window to

front. Radiator. Cupboard housing space for tumble dryer with shelving above.

#### FIRST FLOOR LANDING

Airing cupboard. Access to loft.

#### BEDROOM

15'2 x 7'8

Double glazed windows to front and rear. Coved ceiling. Access to loft. Radiator.

#### BEDROOM

14'4 x 8'10

Two double glazed windows to front. Laminate finish to floor. Radiator.

#### BEDROOM

11' x 8'8

Double glazed window to rear. Radiator. Fitted hanging rail.

#### BATHROOM

4 piece suite

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin, panel enclosed bath unit and shower cubicle. Extensive tiled surround. Downlighters to ceiling. Radiator/rail.

#### SOUTHERLY REAR GARDEN

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



rear boundaries. Outside tap.

#### DRIVEWAY TO FRONT

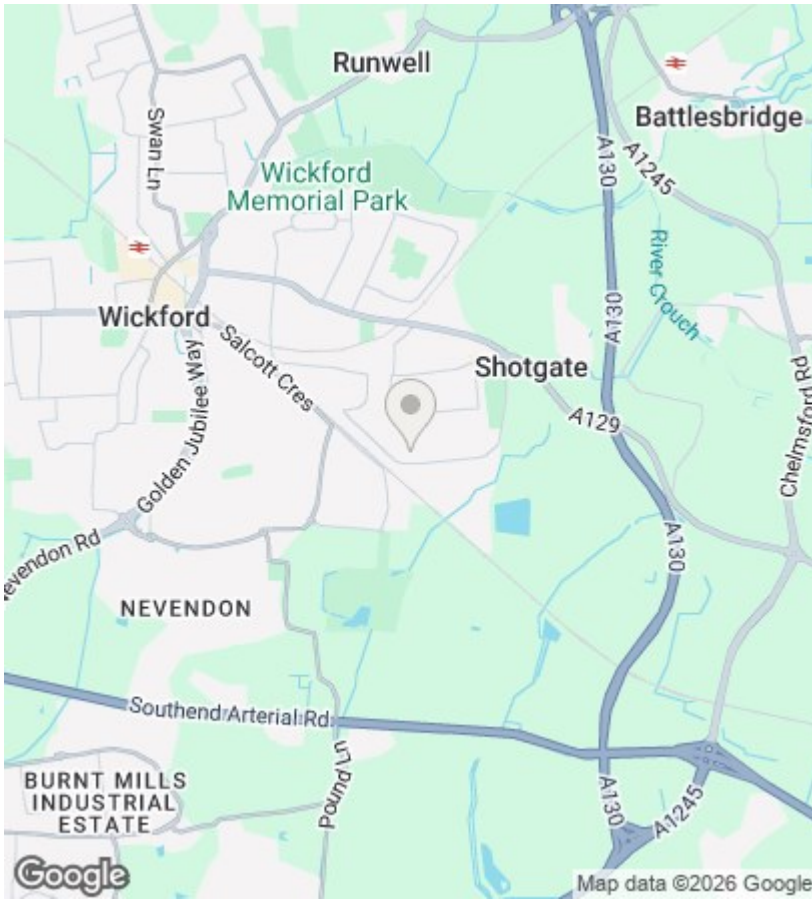
The property benefits from driveway to front providing off street parking.

#### 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.





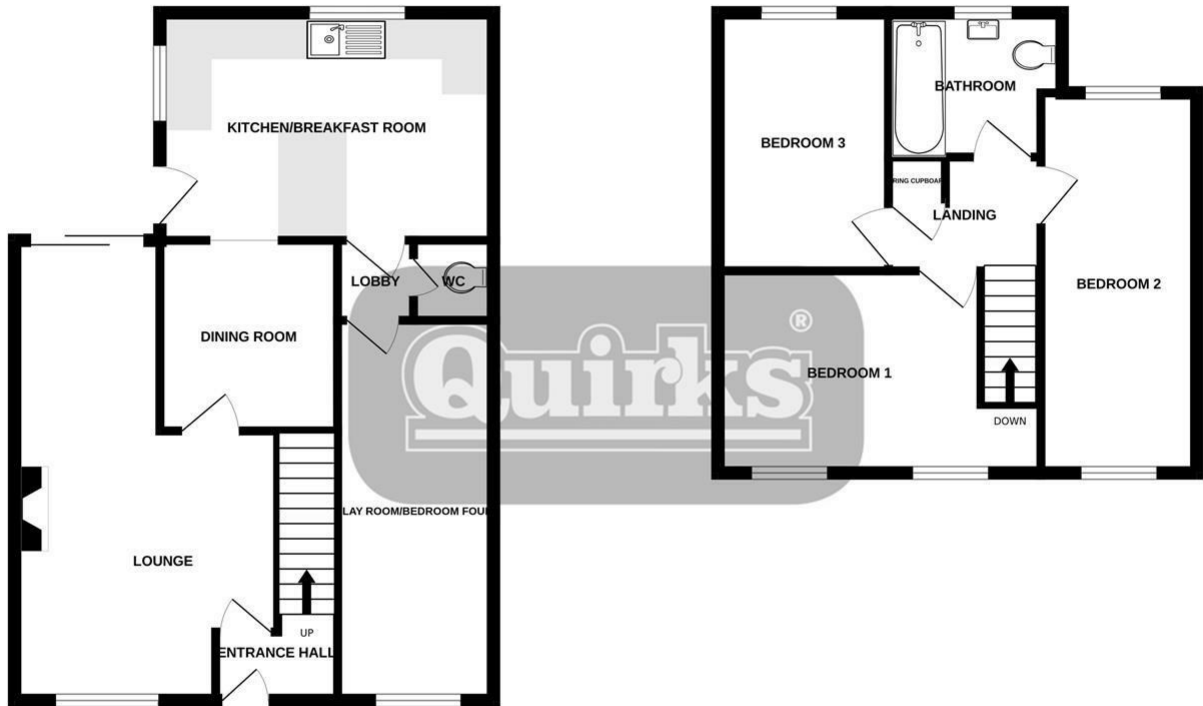


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The 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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