



## Alderney Gardens, Wickford

£425,000

- Kitchen 11' x 7'4
- Conservatory 18'6 x 11'2
- 4 First Floor Bedrooms
- Integral Garage & Driveway
- Lounge 20' x 13'6
- Shower Room & Bathroom
- Rear Garden
- No Onward Chain

Situated on the Swan Lane area of Wickford close to town centre and mainline station is this 4 bedroom semi-detached property benefitting from accommodation including lounge 20' x13'6", kitchen 11' x 7'4", conservatory 18'6" x 11'2", ground floor shower room, 4 first floor bedrooms and family bathroom. The property's specification includes double glazed windows and gas fired radiator heating, garden to rear, integral garage and driveway to front providing ample off street parking. The property is offered with no onward chain. INTERNAL PHOTOS TO FOLLOW.



Council Tax Band: D



Double glazed opaque door and panelling to:

#### SPACIOUS ENTRANCE HALL

16' x 4'6

Radiator. Coved ceiling. Cloaks storage cupboard. Under stairs cupboard.

#### KITCHEN

11' x 7'4

Double glazed window to front. Radiator. 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. Space for cooker, washing machine and dishwasher. Integrated fridge.

#### SHOWER ROOM

Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Extensive tiled to walls and floor. Radiator.

#### LOUNGE

20' x 13'6

Fire place. Coved ceiling. Two radiators. Laminate finish to floor. Double glazed window and double glazed patio doors to:

#### CONSERVATORY

18'6 x 11'2

Brick base and double glazed windows to sides and rear. Electric radiator.

#### FIRST FLOOR LANDING

Access to loft. Cloaks cupboard.

#### BEDROOM

12' x 10'2

Double glazed window to rear. Radiator.

#### BEDROOM

10'2 x 9'8

Double glazed window to rear. Radiator. Coved ceiling.

#### BEDROOM

10'2 x 9'8

Double glazed window to front. Radiator. Built in double wardrobe cupboards.

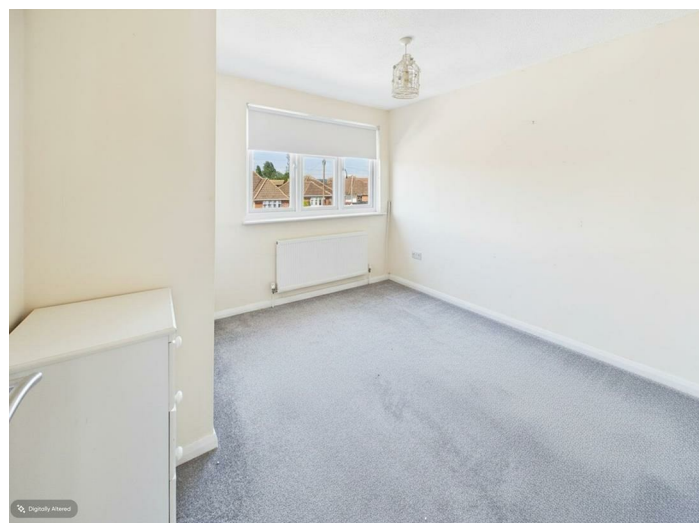
#### BEDROOM

9'10 x 9'6

Double glazed window to front. Radiator. Coved ceiling.

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiled to walls and floor. Radiator.



## REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to boundaries. Shed and summerhouse. Access to side.

## INTEGRAL GARAGE

18' x 7'

Up and over door to front. Power and light connected. Updated boiler. Space for freezer.

## DRIVEWAY TO FRONT

The property benefits from driveway to front providing ample 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.

## INTERNAL PHOTOS TO FOLLOW



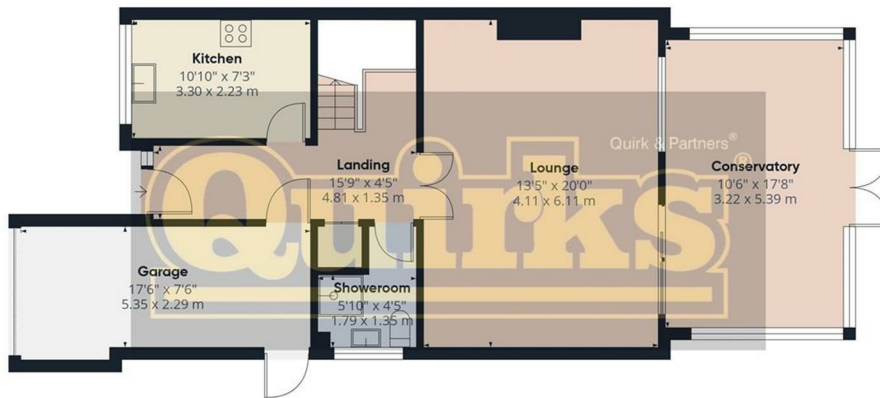




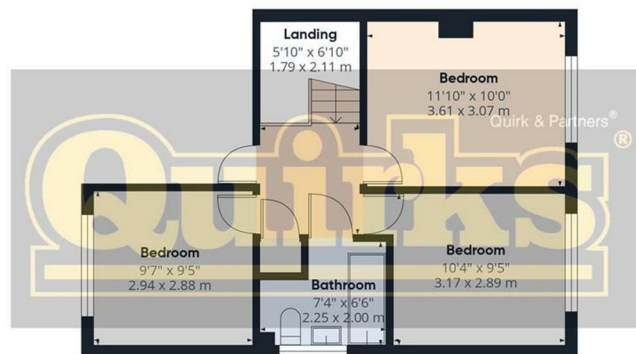
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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 2002/91/EC	



Floor 0



Floor 1

