



## Kingley Close, Wickford

£425,000

- Games Room 12'4 x 7'4
- Kitchen/Diner 17'10 x 8'10
- Refitted Bathroom
- Driveway To Front
- Living Room 18'8 x 13'8
- 3 First Floor Bedrooms
- Garden to Rear

Situated in a popular location off the London Road side of Wickford within easy access of farmland and town centre with mainline station is this 3 bedroom semi-detached property benefitting from accommodation including living room 18'8 x 13'8, kitchen/diner 17'10 x 8'10, games room 12'4 x 7'4, 3 first floor bedrooms and refitted 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.



Council Tax Band: D



Double Glazed door to  
**ENTRANCE HALL**  
Radiator, laminate finish  
to floor

**GAMES ROOM**  
12'1 x 7'3  
Double glazed window to  
rear. Laminate finish to  
floor.

**LIVING ROOM**  
18'7 x 13'4  
Double glazed window to  
side. Radiator. Fireplace.  
Laminate finish to floor.

**KITCHEN/DINER**  
17'8 x 9'1  
Double glazed window  
and double glazed French  
doors to rear garden.  
Range of refitted base and  
wall mounted units  
providing drawer and  
cupboard space with  
Quartz work tops  
incorporating breakfast  
bar. Built in oven,  
microwave, hob and  
extractor fan above.  
Integrated dishwasher and  
washing machine. Space  
for fridge freezer. Tiling  
to floor. Storage  
cupboard. Upright  
radiator.

**FIRST FLOOR LANDING**  
Double glazed window to  
side. Access to loft which  
we understand is majority  
boarded with combi  
boiler.

**BEDROOM**  
12'3 x 12'1  
Double glazed window to  
front. Radiator.

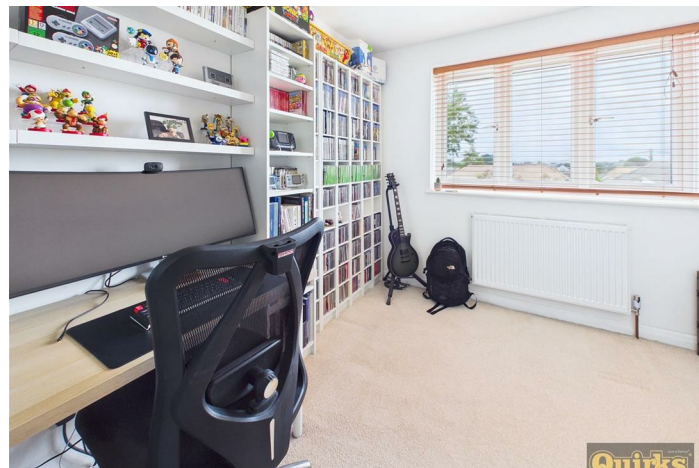
**BEDROOM**  
13'4 x 8'11  
Double glazed window to  
rear. Radiator.

**BEDROOM**  
10'7 x 9'4  
Double glazed window to  
rear. Radiator. Built in  
storage cupboard.

**REFITTED BATHROOM**  
9'2 x 5'11  
Double glazed opaque  
window to front. Refitted  
suite comprising of low  
level WC with bidet  
douche, vanity wash hand  
basin and footed bath  
with shower and screen.  
Extensive tiled surround.  
Radiator/rail.

**REAR GARDEN**  
Commencing with  
extensive decking to  
immediate rear with  
remainder laid to artificial  
lawn with flower and  
shrub borders. Fencing to  
side and rear boundaries.  
Outside tap. Path and gate  
to side.

**DRIVEWAY TO FRONT**  
The property benefits  
from driveway to front  
providing ample off street  
parking.



## INTEGRAL GARAGE

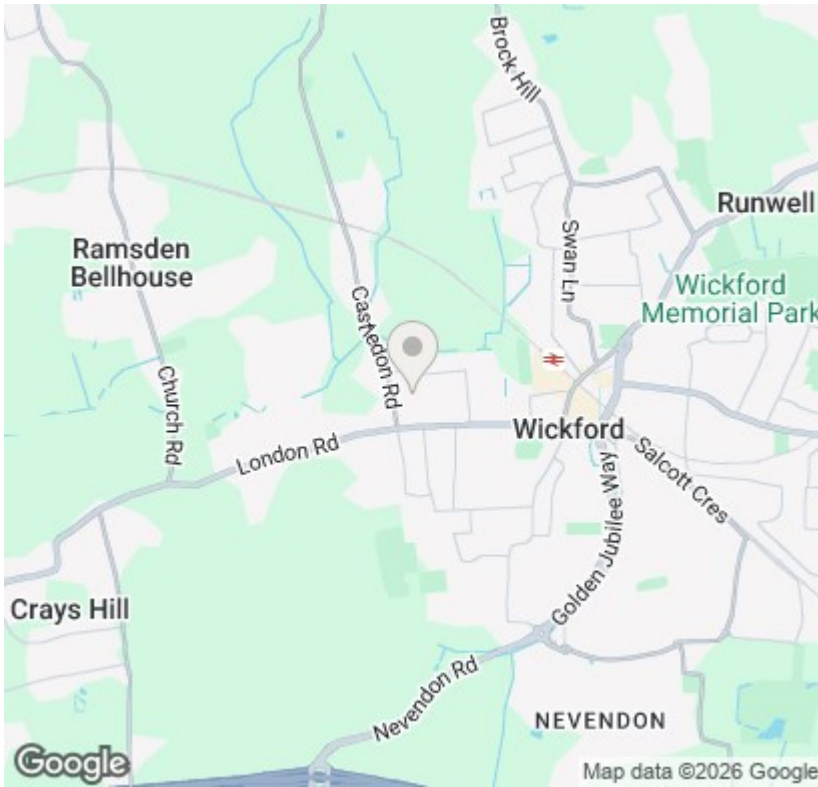
Electric up and over door to front. Power and light connected.

## 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.

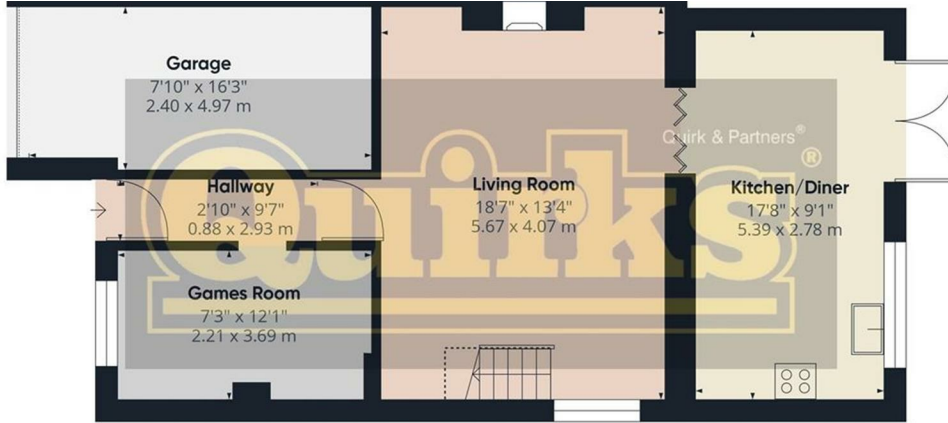






EPC Rating:

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

