

## Oak Avenue, Wickford

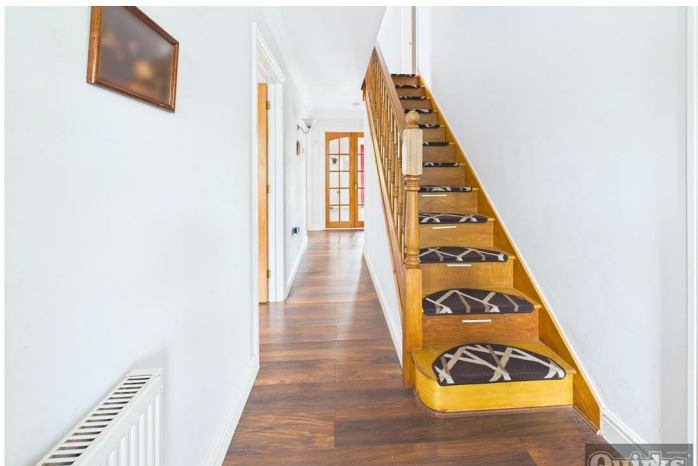
Offers In The Region Of £600,000

- CHALET BUNGALOW
- FOUR BEDROOMS
- GROUND FLOOR BATHROOM
- OFF STREET PARKING
- EPC - C
- DETACHED
- KITCHEN DINER
- FIRST FLOOR W.C
- CHAIN FREE
- COUNCIL TAX - E

4 BEDROOM CHALET BUNGALOW. EN-SUITES. GARDEN TO REAR. DRIVEWAY TO FRONT. NO ONWARD CHAIN.

4 2 1 C

Council Tax Band: E



## PORCH

Enter through wood effect double glazed glass panelled doors into porch, double glazed windows to side aspect, tiled flooring, wood effect double glazed glass panelled door into hallway.

## ENTRANCE HALL

19'3 x 5'6

Laminate flooring, radiator, under stair storage, doors leading to lounge, kitchen diner, two bedrooms, bathroom, staircase to first floor.

## LOUNGE

18'1 x 10'9

Laminate flooring, radiator, brick feature fireplace with log burner inset, spotlights, double glazed patio doors and side windows to rear aspect.

## KITCHEN/DINER

19'11 x 12'2

Tiled flooring, radiator, selection of fitted wall & base units with Granite work surfaces, tiled splashbacks, Range cooker with extractor hood, integrated dishwasher, spotlights, two double glazed windows to side aspect, double glazed patio doors to rear aspect.

## GROUND FLOOR

### BATHROOM

12'1 x 7'7

Tiled flooring, tiled walls, heated towel rail, four piece suite consisting of, panelled bath with mixer tap, shower cubicle, double sink with vanity unit, smart toilet, spotlights, double glazed opaque window to side aspect.

### BEDROOM

12'0 x 11'3

Laminate flooring, radiator, built in wardrobes, double glazed bay window to front aspect.

### BEDROOM

12'1 x 10'3

Laminate flooring, radiator, double glazed bay window to front aspect.

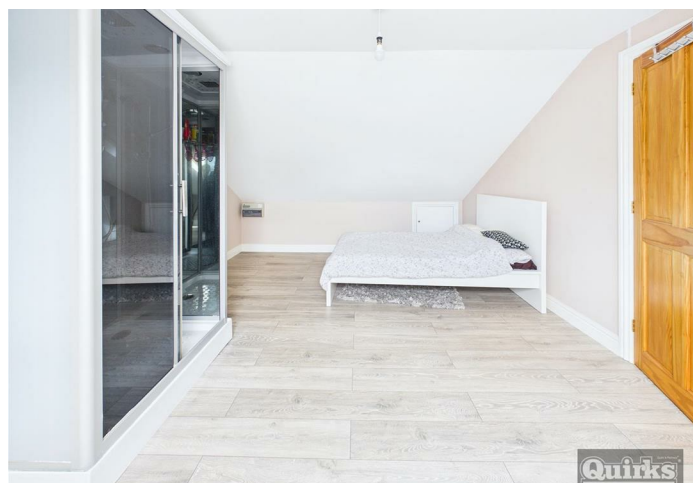
## LANDING

Carpeted flooring, doors leading to two bedrooms and first floor cloakroom

### BEDROOM

20'5 x 11'9

Part laminate part tiled flooring, radiator, built in storage cupboard, freestanding bath with mixer tap, double glazed Velux window to rear aspect.



## BEDROOM

20'4 x 12'2

Laminate flooring, radiator, walk in glass screened jet shower cubicle, built in wardrobes, double glazed Velux window to rear.

## FIRST FLOOR CLOAKROOM

5'11 x 5'5

Tiled flooring, tiled walls, low level w.c, wash hand basin with vanity unit, double glazed Velux window to rear.

## FRONT GARDEN

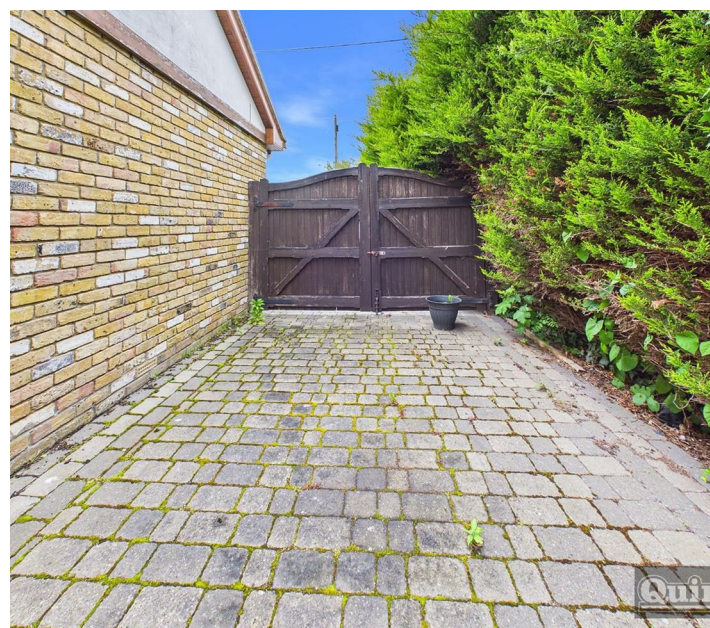
In and out driveway with parking for four cars.

## REAR GARDEN

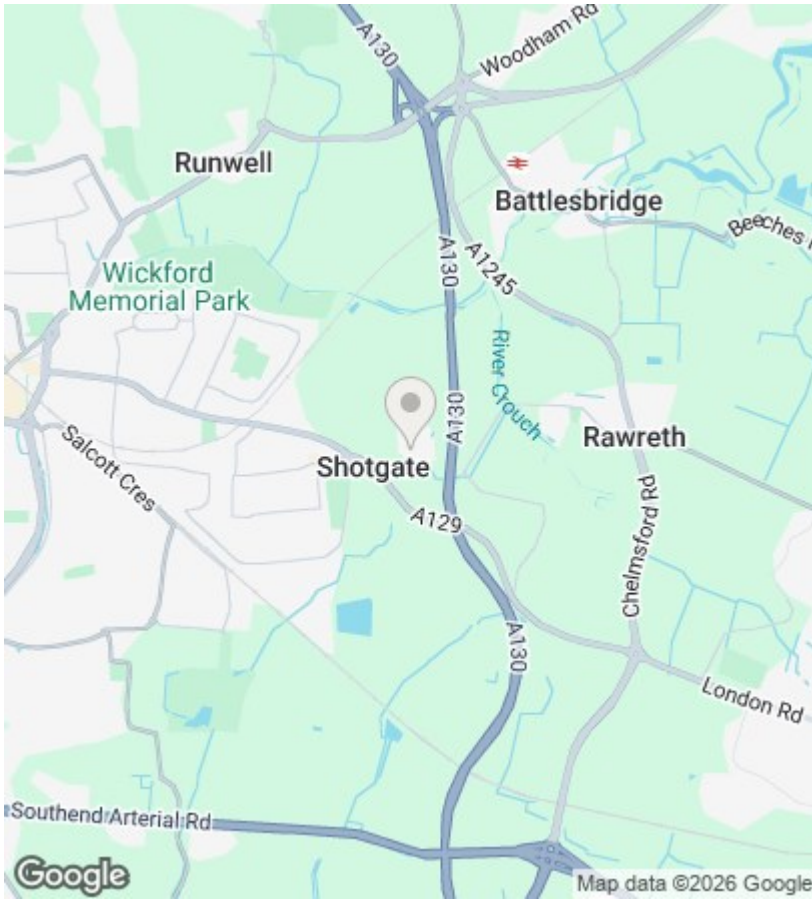
Patio section with main area laid to lawn, wooden shed to remain, side access to both sides.

## 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.




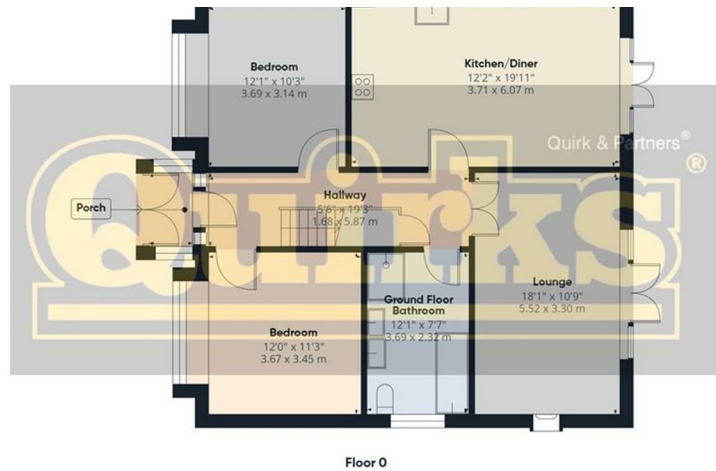




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>81</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

