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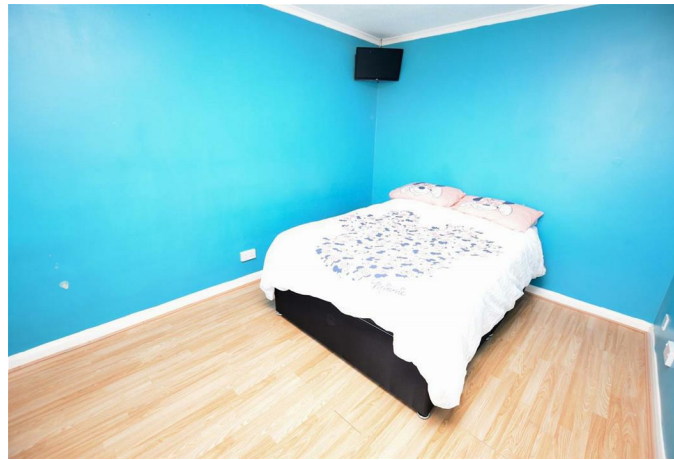


11 Wickham Close

• Newington

Price: £450,000





11, Wickham Close, ME9 7NT  
£450,000

- 4 BEDROOM DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN!!
- PRICE RANGE £450,000 TO £475,000
- LOW MAINTAINCE SOUTH FACING REAR GARDEN OF APPROX 60' X 50'
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR 4 CARS
- 3 RECEPTION ROOMS
- GOOD PROXIMITY TO LOCAL AMENITIES, SHOPS AND NEWINGTON TRAIN STATION
- COUNCIL TAX BAND "F"
- POTENTIAL FOR ANNEX / 5TH BEDROOM/ VIA SEPARATE ACCESS
- EPC RATING "D"
- DOUBLE STOREY AND SINGLE STOREY EXTENSIONS; APPROX 1527 SQ FT

Welcome to Wickham Close, Newington - a charming property that could be your next dream home! This delightful detached house, built in 1980, offers a generous 1,615 sq ft of living space for you to enjoy.

As you step inside, you'll be greeted by not just one, but three inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there's plenty of room for the whole family to unwind and make this house their own.

No need to worry about bathroom queues in the morning rush, as this lovely home boasts two bathrooms for added convenience. And let's not forget the parking situation - with space for up to four vehicles, parking will never be an issue for you or your guests.

Whether you're looking to host gatherings, create a peaceful sanctuary, or simply enjoy the comfort of a well-maintained property, this house has the potential to cater to all your needs. Don't miss out on the opportunity to make Wickham Close your new address - book a viewing today and let the magic of this property captivate you!

PRICE RANGE £450,000 TO £475,000

#### Porch

UPVc entrance door, double glazed window to front, hard wood door to:

#### Entrance Hall

Stair case to first floor, radiator.

#### Shower Room

7'10" x 4'1" (2.41m x 1.25m)

Double glazed port hole window to front, double glazed window to side. White suite comprising shower cubicle with electric wall mounted shower, vanity unit with inset sink unit and low level WC. Chrome heated towel rail.. Extractor fan.

#### Kitchen/Breakfast Room

16'7" x 10'7" red to 7'4" (5.08m x 3.24m red to 2.26m)

Double glazed window to side. Fitted kitchen comprising base and eye level units with work surfaces over. Inset stainless steel sink unit with side drainer and mixer tap. Space and plumbing for washing machine and dish washer. Space for gas cooker. Radiator. Under stairs storage cupboard.

#### Lounge

24'7" x 12'2" (7.51m x 3.72m)

Plus window recess. Double glazed window to front, double glazed French doors to rear garden. 2 radiators. Feature fireplace with inset gas fire.

#### Dining Room

10'10" x 10'7" (3.31m x 3.25m)

Double glazed sliding patio door to rear garden, radiator.

#### Reception Room/Bedroom

21'3" x 8'3". (6.48m x 2.54.)

Double glazed windows to rear and side, radiator,

#### Utility

9'8" x 7'2" (2.96m x 2.20m)

UPVC door to front, radiator.



### Landing

Access to loft space. Built in airing cupboard housing boiler. Double glazed window to front.

### Bedroom 1

16'7" max x 10'7" (5.06m max x 3.25m)  
Plus recess area. Double glazed window to rear, radiator.

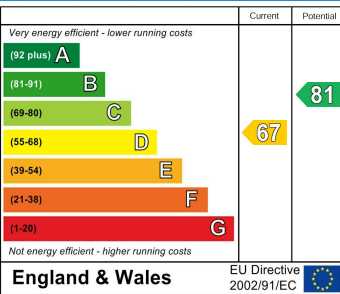
### Bedroom 2

12'9" x 9'5" (3.90m x 2.89m)  
Double glazed window to rear, radiator.

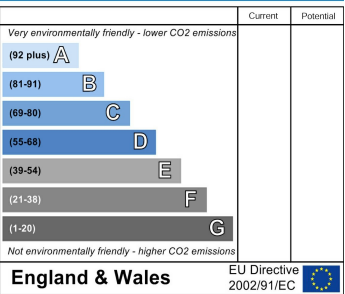
### Bedroom 3

11'6" x 9'5" (3.53m x 2.89m)  
Double glazed window to front, radiator.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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#### Bedroom 4

7'8" x 7'5" (2.36m x 2.28m)

Double glazed window to front, radiator.

#### Bathroom

7'4" x 7'4" (2.25m x 2.24m)

Frosted double glazed window to side. White suite comprising panelled bath with mixer taps and shower attachment over, low level WC and vanity unit with inset sink unit. Chrome heated towel rail.

#### Exterior

##### Rear Garden

SOUTH FACING. Approx. 60' x 50' mainly laid to lawn with a paved patio area. Walled and fenced to boundaries. Side pedestrian access.

##### Driveway

Paved driveway providing off road parking for 4 cars.

##### Frontage

Lawn area to side

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

#### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.



#### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### AML Charges

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Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.

1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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