



## Downham Road, Wickford

Offers Over £625,000

- Living Room 20' x 10'4
- Utility Room 6'8 x 5'4
- Conservatory 10'2 x 10'
- En-suite, Cloakroom & Bathroom
- Extensive Driveway to Front
- Kitchen/Breakfast Room 13'4 x 10'4
- Dining Room 10'4 x 10'4
- 4 First Floor Bedrooms
- Attractive Garden to Rear

4 BEDROOM DETACHED. CONVERTED GARAGE/SAUNA. EN-SUITE, CLOAKROOM & BATHROOM. GARDEN TO REAR. DRIVEWAY TO FRONT. Situated in an established and popular location in the Brock Hill area of Wickford set within easy access of town, school and 20 minutes of station is this 4 bedroom detached property benefitting from accommodation including living room 20' x 10'4, dining room 10'4 x 10'4, kitchen/breakfast room 13'4 x 10'4, utility room 6'8 x 5'4, conservatory 10'2 x 10', 4 first floor bedrooms (currently configured bed 3 as dressing room), en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating, garden to rear, converted garage/sauna and driveway to front providing off street parking.



Council Tax Band: E



Double glazed door to:

#### ENTRANCE PORCH

Large understairs storage cupboard.

#### ENTRANCE HALL

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Extensive tiled surround.

#### CONVERTED

#### GARAGE/SAUNA

11'8 x 7'2

#### KITCHEN/BREAKFAST ROOM

13'4 x 10'4

Double glazed window to rear. Double glazed door to side. Range of updated base and wall mounted units providing drawer and cupboard space with Quartz work top extending to incorporate inset sink unit. Peninsula unit and carousels. Integrated dishwasher. Built in oven, microwave and 5 ring hob with extractor fan above. Tiled surround. Radiator/rail. Amtico flooring extending to:

#### UTILITY ROOM

6'8 x 5'4

Double glazed window to rear. Additional units with Quartz work top incorporating sink unit. Space for washing

machine. Updated boiler. Tiling to floor and surround.

#### LIVING ROOM

20' x 10'4

Double glazed window to front. Radiator. Fireplace with inset gas fire with coal effect. Laminate finish to floor. Double glazed Bi-folding doors to:

#### DINING ROOM

10'4 x 10'4

Radiator. Coved ceiling. Laminate finish to floor extending to:

#### CONSERVATORY

10'2 x 10'

Double glazed French doors to rear garden. Radiator.

#### FIRST FLOOR LANDING

Storage cupboard. Access to loft.

#### BEDROOM ONE

13'10 x 10'

Double glazed window to front. Radiator. Range of fitted wardrobe cupboards, drawers and vanity unit. Ceiling fan. Concealed access to:

#### EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Extensive tiled surround.



## BEDROOM TWO

13'2 x 9'10

Double glazed window to rear. Radiator.

## BEDROOM THREE

10'2 x 10'

Double glazed window to rear. Radiator.

(Currently configured as dressing room to Bedroom 2)

## BEDROOM FOUR

13'8 x 9'8

Double glazed window to front. Radiator.

Storage recess.

## BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and Jacuzzi bath with shower and screen. Radiator/rail.

## REAR GARDEN

Comprising with composite decking with lighting with remainder laid to lawn with flower and shrub borders. Access to side with gate. Additional decked area with trellis arch to:

## SHED

14' x 10

With attached workshop/garden room.

## DRIVEWAY TO FRONT

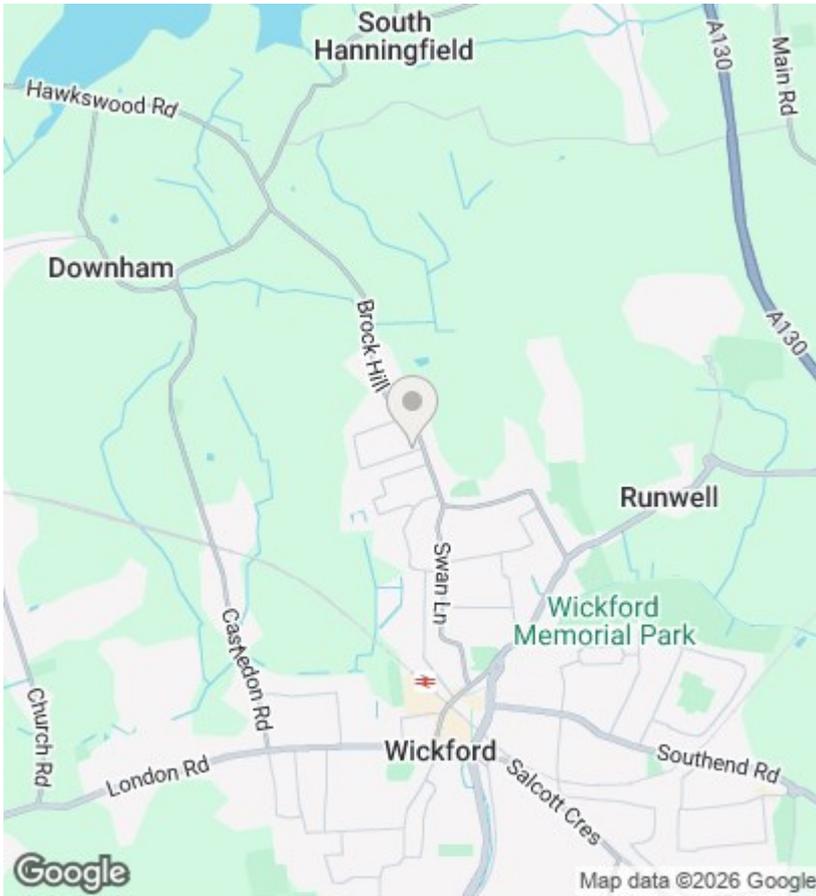
The property benefits from large driveway to front providing off street parking for numerous vehicles. EV point though charger not to remain.

## 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.







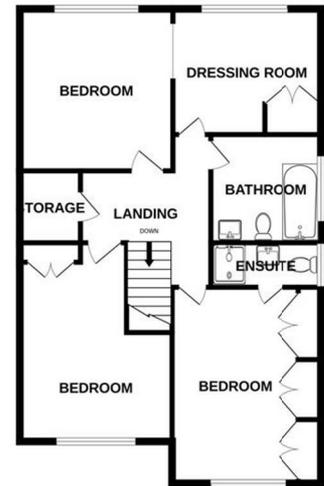
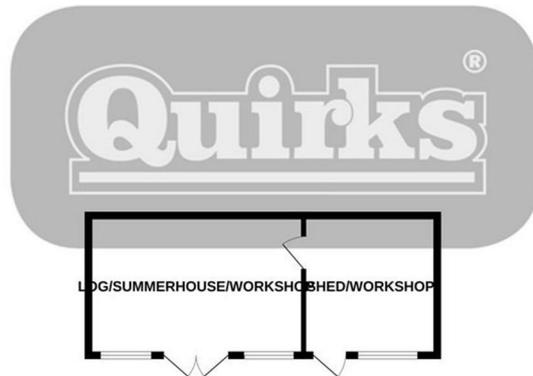
EPC Rating:

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>	72	77
(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	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated 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. Metroplex 02017