



RONA
SALES & LETTINGS

Russell Gardens

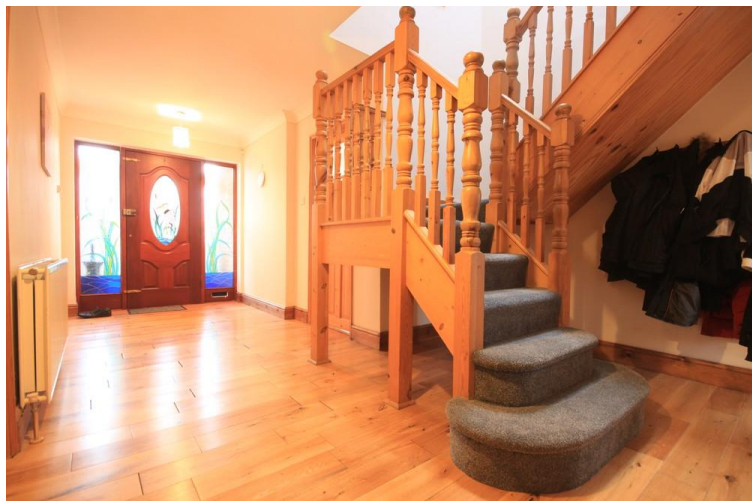
£570,000

Wickford, SS11 8QG

- Five double bedroom detached home
- Office/6th bedroom to ground floor
- 21'6 Lounge
- 15' Dining Room

A substantial five/six bedroom detached family home located conveniently for Wickford Town Centre and mainline railway station to London. This particularly versatile property boasts excellent room sizes throughout including a 21'6 lounge, 15' dining room, office/6th bedroom to the ground floor and a 17'4 master bedroom with en-suite shower room. There is ample off street parking to the front, an integral double garage and good size rear garden. An early viewing is essential in order to appreciate the size and versatility of a accommodation on offer.





INNER HALLWAY

20' 3" x 6' 5" (6.17m x 1.96m)

Coved ceiling, double glazed door, engineered Oak flooring, double radiator, stairs to first floor.

LOUNGE

18' 2" x 21' 6" (5.54m x 6.55m)

Textured and coved ceiling, double glazed bay window to front, double glazed window to front, feature double glazed leaded light window to side, engineered Oak flooring, two double radiators to side, open plan to;

DINING ROOM

15' x 11' 10" (4.57m x 3.61m)

Textured and coved ceiling, feature archway, double radiator to side, double glazed patio doors to rear, feature double glazed leaded light window to side, engineered Oak flooring.

KITCHEN

12' 1" x 11' 11" (3.68m x 3.63m)

Double glazed window to rear, spotlights to coved ceiling, range of eye and base level units with roll edge work surfaces, space for cooker with extractor hood above, space for American style fridge/freezer, built in heater, laminated wood flooring, tiled splash backs.

OFFICE/ GROUND FLOOR BEDROOM

12' x 9' 11" (3.66m x 3.02m)

Textured and coved ceiling, double glazed patio doors to rear, radiator to rear, laminated wood flooring.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear, low level w.c and pedestal wash hand basin.

FIRST FLOOR LANDING

Velux window to coved ceiling, doors to:

BEDROOM ONE

17' 4" x 13' (5.28m x 3.96m)

Textured and coved ceiling with velux window, range of fitted wardrobes, double glazed window to rear, radiator to front, vanity area with built in spotlights, eaves storage.

ENSUITE

Spotlights to coved ceiling, obscure double glazed window to side, low level w.c., radiator to side, pedestal wash hand basin, built in double shower, tiled walls.

BEDROOM TWO

17' 7" x 16' reducing to 13'10" (5.36m x 4.88m)

Textured and coved ceiling, double glazed window to front, double radiator to front, eaves storage, laminated wood flooring.

BEDROOM THREE

10' 10" x 12' (3.3m x 3.66m)

Textured and coved ceiling, radiator to rear, laminated wood flooring.

BEDROOM FOUR

9' 11" x 15' (3.02m x 4.57m)

Textured and coved ceiling, double glazed window to rear, radiator to rear.

BEDROOM FIVE

11' 10" x 7' 3" (3.61m x 2.21m)

Textured and coved ceiling, double glazed window to rear, radiator to rear.

BATHROOM

9' x 8' 4" (2.74m x 2.54m)

Textured and coved ceiling, obscure double glazed window to side, underfloor heating, Jacuzzi bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled walls and flooring, airing cupboard with immersion heater, radiator to rear.

INTEGRAL GARAGE

19' 7" x 13' 1" (5.97m x 3.99m)

Plumbing for appliances, electric up and over doors, power and lighting.

REAR GARDEN

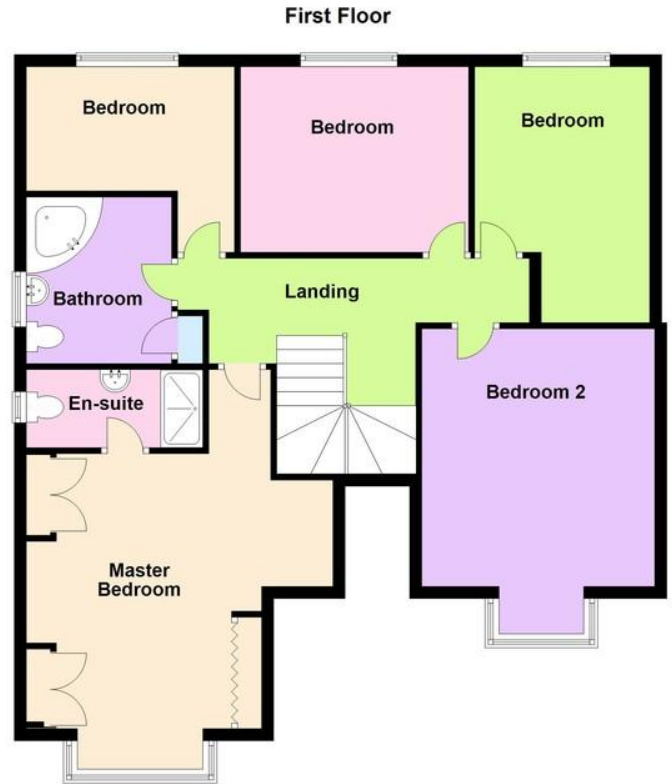
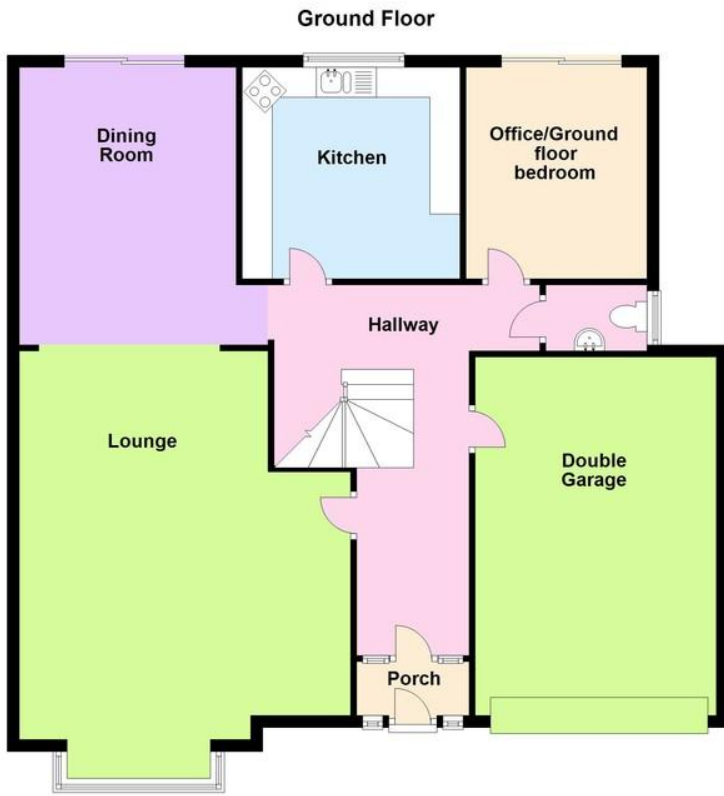
Substantial paved patio to the immediate rear, the majority being laid to lawn with a range of fencing to boundaries, mature tree and shrubs to side aspect and gated pedestrian side access. The front of the property affords off street parking for several vehicles via the block paved driveway.

Agents note: The vendor advises that the property is fully alarmed (not tested).

AWAITING EPC RATING

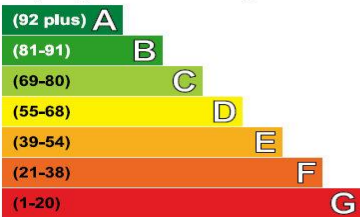
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	81

Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

