



RONA
SALES & LETTINGS

Chatton Close
Wickford

£375,000

- Delightful Detached House
- Playroom/Bedroom Four 17'9 x 8'5
- Lounge/Diner 25'4 x 12'3
- Ample Off Street Parking

A stunning detached 3/4 bedroom family home offering ample space and a stunning established rear garden. Features include a spacious lounge/diner 25'4 x 12'3, study/bedroom four 17'9 x 8'5, utility room, ground floor cloakroom and ample off street parking. The vendor has made many improvements including a garage conversion completed 18 months ago and a new boiler installed just two months ago which comes with a 5 year British gas home care warranty. The property is situated in a popular location with Oakfield Primary School just a two minute walk away and both Wickford High Street and Train Station also within walking distance. A must view.





ENTRANCE

Via part obscure glazed composite multi locking door (1 year old), leading to:

ENTRANCE HALL

Amtico flooring, stairs to first floor, doors to:

GROUND FLOOR CLOAKROOM

Amtico flooring, obscure double glazed window to side, low level w/c, vanity wash hand basin, radiator, part tiled walls.

PLAYROOM/BEDROOM FOUR

17' 9" x 8' 5" (5.41m x 2.57m)

Smooth and coved ceiling with inset spotlights, double glazed window to front, radiator, access to loft which is partially boarded for storage.

LOUNGE/DINER

25' 4" x 12' 3" (7.72m x 3.73m)

Smooth and coved ceiling with inset spotlights, double glazed window to front, Amtico flooring, double glazed French doors to garden, two radiators with ornate covers, door to:



KITCHEN

10' 10" x 7' 5" (3.3m x 2.26m)

Smooth and coved ceiling with inset spotlights, double glazed window to rear, tiled floor, range of matching eye and base level units, rolled edge work surfaces, one and a half bowl stainless steel sink unit with mixer tap, display cabinet, space for appliances, part tiled walls, stainless steel double extractor fan, further extractor fan to wall, under stairs storage cupboard, doorway to:

UTILITY ROOM

7' 11" x 7' 0" (2.41m x 2.13m)

Smooth and coved ceiling with inset spotlights, double glazed window to rear, double glazed door to garden, range of matching eye and base level units, rolled edge work surfaces, tiled floor, space for appliances, Newly installed 'A' rated boiler (installed 2 months ago and with a 5 year British Gas warranty).

LANDING

Smooth and coved ceiling with inset spotlights, double glazed window to side, airing cupboard, access to fully boarded loft, doors to:

BATHROOM

Smooth and coved ceiling with inset spotlights, obscure double glazed window to rear, vanity wash hand basin, low level w/c, tiled bath with wall mounted power shower over, tiled walls.

BEDROOM TWO

11' 0" x 8' 8" (3.35m x 2.64m)

Smooth and coved ceiling, double glazed window to rear, radiator, laminate flooring, fitted wardrobes.

BEDROOM ONE

12' 10" x 8' 9" (3.91m x 2.67m)

Smooth and coved ceiling, double glazed window to front, radiator, laminate flooring, attractive range of matching fitted bedroom furniture.

BEDROOM THREE

9' 8" x 7' 3" (2.95m x 2.21m)

Smooth and coved ceiling, double glazed window to front, laminate flooring built in wardrobe, over stairs storage cupboard.

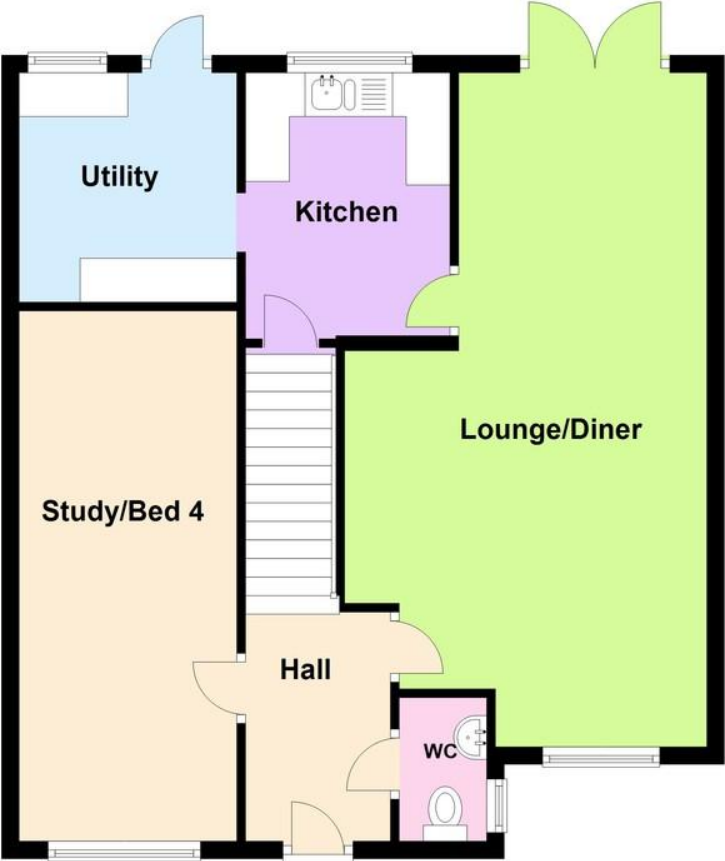
Exterior

A stunning established rear garden commencing with large decking area, step down to remainder majority laid to lawn with range of established flower beds to side and raised flower bed to rear, two year old timber shed with concrete base and double doors, water tap, side access gate.

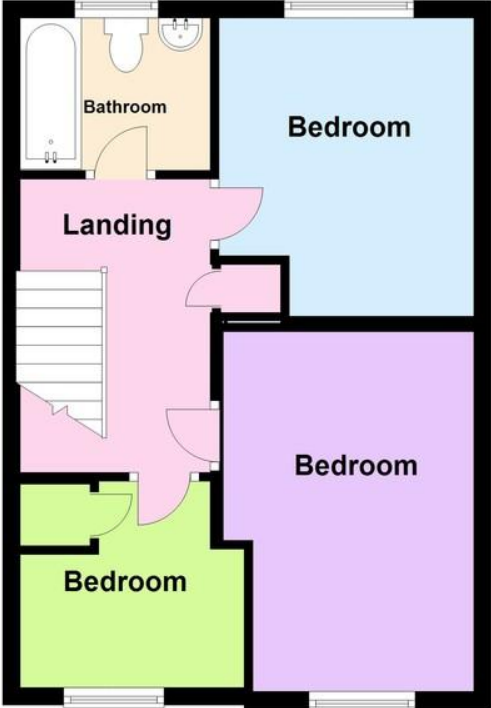
The front provides off street parking for several vehicles, lawned area, hedges to border, shingled feature, water tap.



Ground Floor



First Floor



Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

