

 SPACIOUS  
FAMILY HOME

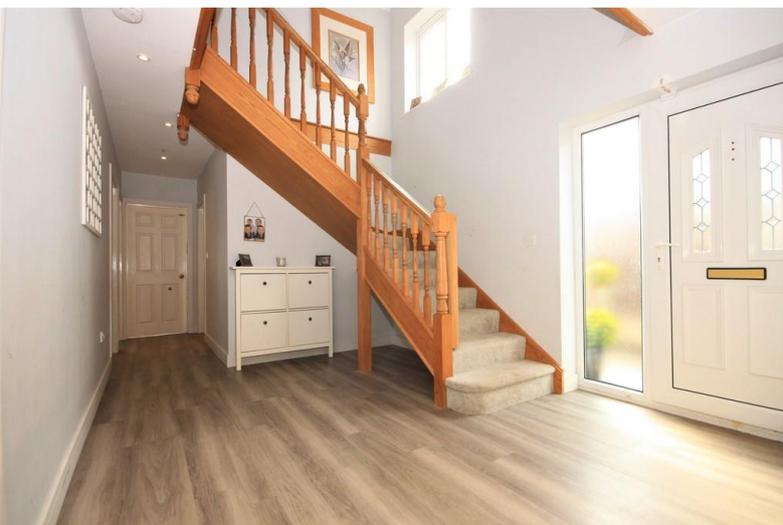


**RONA**  
SALES & LETTINGS

**Station Road**  
**OIEO £550,000**

- Five bedrooms
- Versatile accommodation
- 26'6 x 12'6 open plan lounge and kitchen/diner
- Hi specification kitchen with Corian worktops

A particularly versatile five bedroom detached chalet located in the sought after location of Brock Hill. The property boasts generous room sizes throughout with many features including a stunning entrance hall, high specification open plan lounge and kitchen/diner with vaulted ceiling, two bathrooms, utility room and large detached garage with studio. Externally the property boasts a west backing rear garden and ample off street parking via the independent driveway. Walking distance to Wickford Town Centre and mainline railway station. Viewing advised.





#### **ENTRANCE**

Via obscure double glazed door to;

#### **ENTRANCE HALL**

Spotlights to part vaulted ceiling, with galleried landing above, double radiator to side, Karndean tiled flooring, staircase to first floor landing, and doors to;

#### **BEDROOM THREE**

13' 8" x 11' 5" (4.17m x 3.48m)

Coved ceiling, double glazed window to front, double radiator to front and laminate wood flooring.

#### **BEDROOM FOUR**

11' 6" x 11' 4" (3.51m x 3.45m)

Coved ceiling, double glazed window to side, double radiator to side and laminate wood flooring.

#### **BEDROOM FIVE**

10' 5" x 9' 7" (3.18m x 2.92m)

Coved ceiling, double glazed window to front and laminate wood flooring.

#### **GROUND FLOOR BATHROOM**

LED spotlights to ceiling, obscure double glazed window to side, corner shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level flushing w.c, heated chrome towel rail, part tiled walls and vinyl flooring.



#### UTILITY ROOM

11' 5" x 6' 2" (3.48m x 1.88m)

LED spotlights to ceiling, double glazed door to side, range of eye and base level units with work surface above, one and a half bowl stainless steel sink and drainer with mixer tap, space and plumbing for appliances and Karndean tiled flooring.

#### OPEN PLAN LOUNGE AND KITCHEN/DINER

26' 6" x 21' 6" max (8.08m x 6.55m)

Kitchen/Dining Area: Comprehensive range of quality fitted high gloss eye and base level units with Corian worktops incorporating sink and drainer unit, five ring AEG induction hob with stainless steel extractor above, two electric ovens, built in wine chiller and Karndean flooring and double glazed window to side.

Lounge Area: Vaulted ceiling with Velux windows, double glazed bi-folding doors to rear and Karndean flooring.

#### FIRST FLOOR LANDING

LED spotlights to ceiling, double glazed window to half landing, built in storage cupboard and doors to;

#### BEDROOM ONE

13' 1" x 12' 11" (3.99m x 3.94m)

Double glazed window to front, double radiator to front, eaves storage and access to walk in wardrobe.

#### BEDROOM TWO

18' x 12' 11" (5.49m x 3.94m) Some restricted head height

Double glazed window to rear, double radiator to rear and eaves storage.

#### BATHROOM

LED spotlights to ceiling, obscure double glazed window to side, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, low level flushing w.c, heated chrome towel rail, part tiled walls and vinyl flooring.

#### EXTERIOR

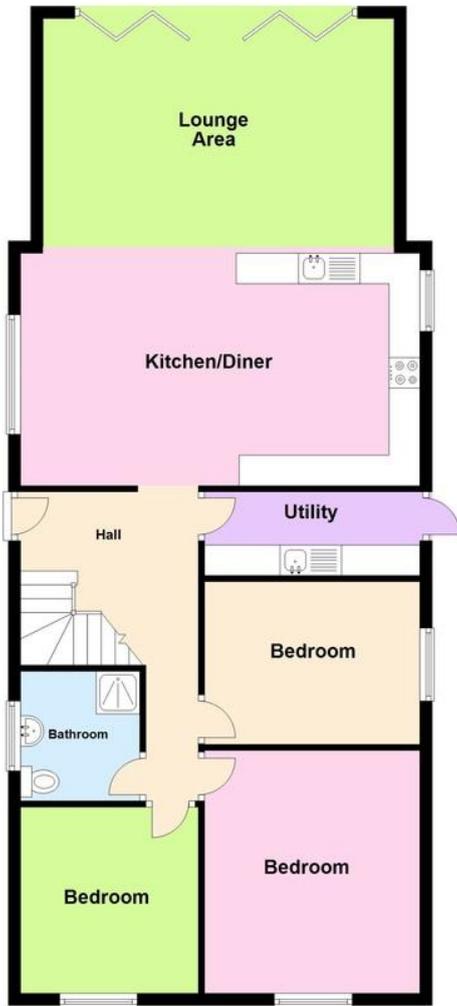
The rear garden is laid mainly to lawn with a decked patio feature to the rear, range of fencing to boundaries, large detached garage with pitched roof, power and lighting.

Additional summer house/studio (12'11 x 11'7 with power and lighting and double glazed bi-fold doors) timber shed to rear and double gates providing vehicular access to the side. The front of the property affords off street parking for numerous vehicles via the shingled driveway.

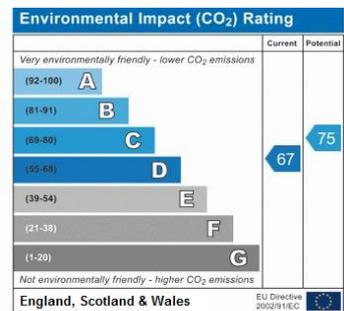
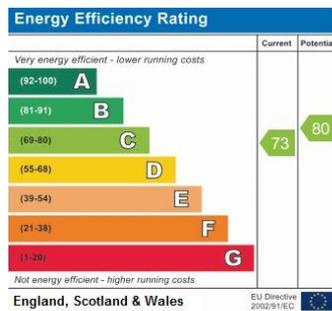


These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Ground Floor



First Floor



Regulated by RICS

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