



**RONA**  
SALES & LETTINGS

**Kingley Drive**  
Wickford

**£365,000**

- Three double bedrooms
- General refurbishment required
- Lounge/diner
- Conservatory

A three double bedroom detached chalet located in a popular London Road location. The property requires general modernization and boasts well proportioned room sizes throughout and ample off street parking with garage. In our opinion, this property represents an ideal opportunity for any buyer looking to put their own stamp on their home. Situated within walking distance of Wickford Town Centre and mainline railway station to London and available with no onward chain.





#### **ENTRANCE**

Via obscure double glazed door to:

#### **INNER HALLWAY**

Textured ceiling, radiator to side, stairs to first floor, two under stairs storage cupboards, door to:

#### **BEDROOM ONE**

11' 10" x 9' 9" (3.61m x 2.97m)

Textured and covered ceiling, radiator to front, double glazed window to front.

#### **LOUNGE/DINER**

#### **LOUNGE AREA**

13' 4" x 11' (4.06m x 3.35m)

Textured and covered ceiling, double glazed window to front, double radiator to front, two radiators to side, double glazed door and window to rear, serving hatch, gas fire.

#### **DINING ROOM**

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to side, textured and covered ceiling.





#### KITCHEN

11' 3" x 8' 9" (3.43m x 2.67m)

Double glazed window to rear, double glazed door to rear, range of eye and base level units with roll edge work surfaces over comprising one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, integrated electric oven, integrated washing machine, breakfast bar, radiator to front and side, vinyl flooring.

#### LEAN TO

21' 5" x 9' 3" (6.53m x 2.82m)

Perspex style roof, double glazed window to side and rear, obscure glazed door to side.



#### FIRST FLOOR LANDING

Textured ceiling, loft access, glazed window to rear.

#### BEDROOM

13' 7" x 12' (4.14m x 3.66m)

Textured ceiling, double glazed window to front, radiator to front.

#### BEDROOM

11' 11" x 8' 8" (3.63m x 2.64m)

Textured ceiling, double glazed window to rear, radiator to rear, two built in cupboards.



#### BATHROOM

Obscure double glazed window to side, pedestal wash hand basin, panelled bath, low level w.c, tiled walls, double radiator to side.

#### LOFT ROOM

Accessed via pull down ladder on landing, boarded and carpeted, velux window, storage to recess.

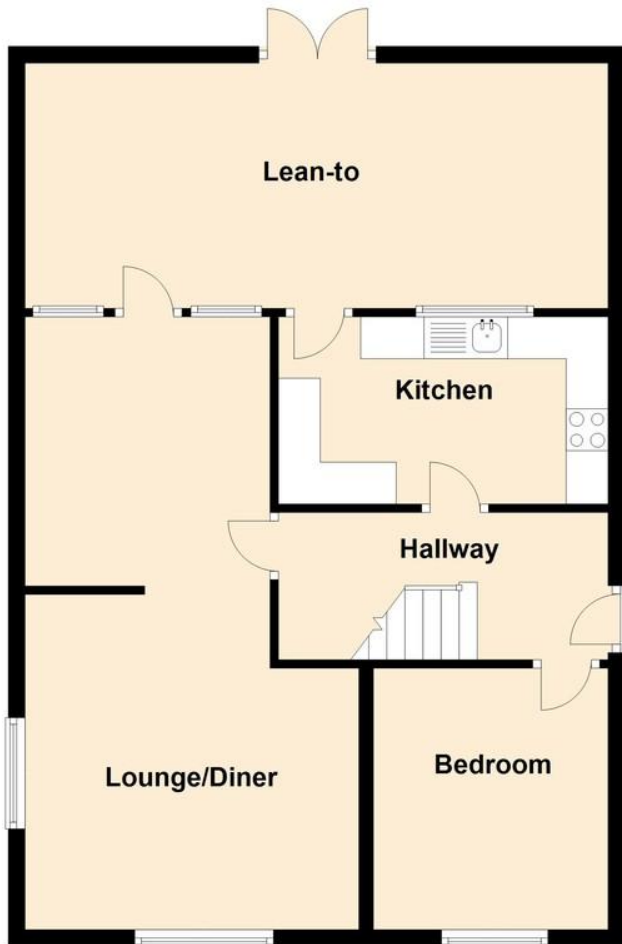
#### EXTERIOR

The rear garden is laid to lawn with a range of feature flower beds, fencing to boundaries and gated side access. The front of the property features off street parking via an independent driveway, further lawned front garden and access to garage via up and over door.

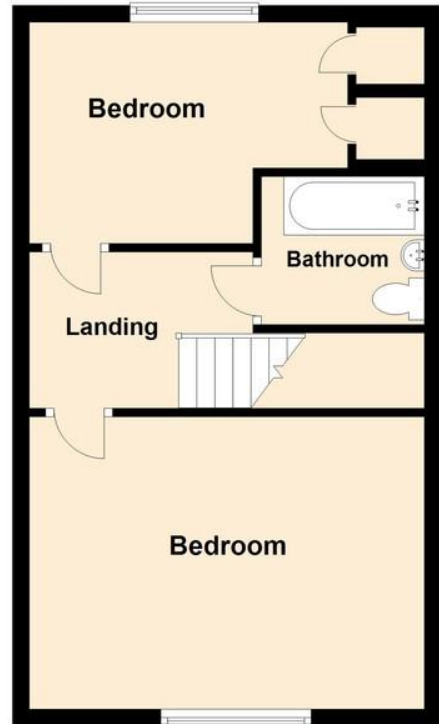


These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

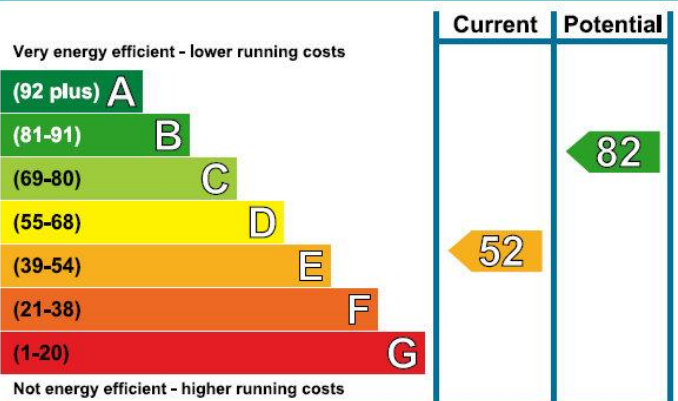
## Ground Floor



## First Floor



## Energy Efficiency Rating



Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

