



**RONA**  
SALES & LETTINGS

**Southend Road**  
Wickford, SS11 8DU

**£415,000**

- Three double bedrooms
- Larger than average plot
- 23'2 Lounge/Diner
- Hi specification Kitchen

A beautifully presented three double bedroom family home, occupying a generous plot. The property boasts spacious accommodation throughout including a 23'3 lounge/diner, quality fitted Wren kitchen with additional breakfast room, ground floor cloakroom and three piece bathroom suite. Externally this home features a substantial south backing garden with a wider than average plot and an abundance of off street parking via the large independent driveway. Situated close to Wickford High Street and train station. The vendor has also had planning approved for a further extension to the ground floor. Early viewing is essential in order to appreciate both the size and quality of accommodation on offer.





#### **ENTRANCE**

Via obscure double glazed composite door to:

#### **INNER HALLWAY**

Coved ceiling, two double glazed windows to side, double radiator to side with decorative cover, Karndean tiled flooring, stairs to first floor with under stairs storage cupboard and doors to:

#### **GROUNDFLOOR CLOAKROOM**

Textured ceiling with inset spotlights, obscure double glazed window to side, wash hand basin, low level w.c, Karndean tiled flooring.

#### **LOUNGE/DINER**

13' x 23' 3" (3.96m x 7.09m)

Coved ceiling, obscure double glazed windows to front and rear, double radiator to side, Karndean tiled flooring, Victorian style feature fireplace.

#### **KITCHEN**

10' 4" x 7' 10" (3.15m x 2.39m)

Coved ceiling, double glazed window to side, range of high specification matching eye and base level units with granite work surfaces, incorporating Butler style sink with mixer tap, tiled splash backs, integrated washing machine and dishwasher, space for Range style cooker with extractor above, two full height cupboards, ceramic tiled flooring, open plan to;



#### **BREAKFAST ROOM**

9' 1" x 8' 1" (2.77m x 2.46m)

Double glazed patio doors to rear, coved ceiling, double radiator to side, ceramic tiled flooring.

#### **FIRST FLOOR LANDING**

Coved ceiling with ornamental ceiling rose, double glazed window to side, drop down loft hatch, built in airing cupboard and doors to:

#### **BEDROOM ONE**

13' 1" x 10' 1" to fitted wardrobe (3.99m x 3.07m)

Textured and coved ceiling, double glazed window to rear, double radiator to side, comprehensive range of fitted wardrobes.

#### **BEDROOM TWO**

12' 11" x 9' 11" (3.94m x 3.02m)

Textured and coved ceiling, double glazed window to front, double radiator to front, fitted wardrobe.

#### **BEDROOM THREE**

10' 6" x 7' 11" (3.2m x 2.41m)

Textured and coved ceiling with ornamental ceiling rose, double glazed window to side, radiator to side.

#### **BATHROOM**

Spotlights to ceiling, obscure double glazed window to front, pedestal wash hand basin with mixer tap, low level w.c, P-shaped bath with mixer tap and wall mounted shower unit, heated chrome towel rail, ceramic tiled flooring.



#### **EXTERIOR**

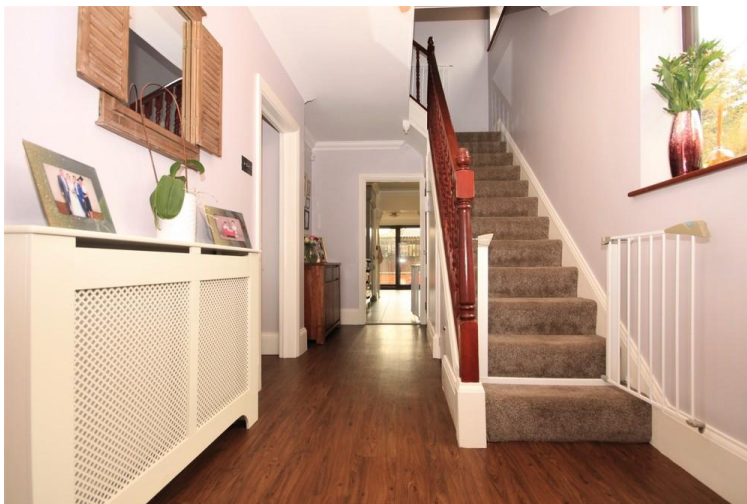
Large paved patio to the immediate rear, feature Koi pond with brick built surround, timber storage shed with power connected, the remainder is laid to lawn with arrange of fencing to boundaries, children's play area to rear, studio/office (13 x 7'4) which is insulated, power and lighting connected, gated side access.

The front of the property affords off street parking for numerous vehicles via a substantial independent driveway with raised feature flower beds.

**Agents note: The vendor advises that planning permission has been granted for an additional extension to the rear elevation.**

#### **AWAITING EPC RATING**

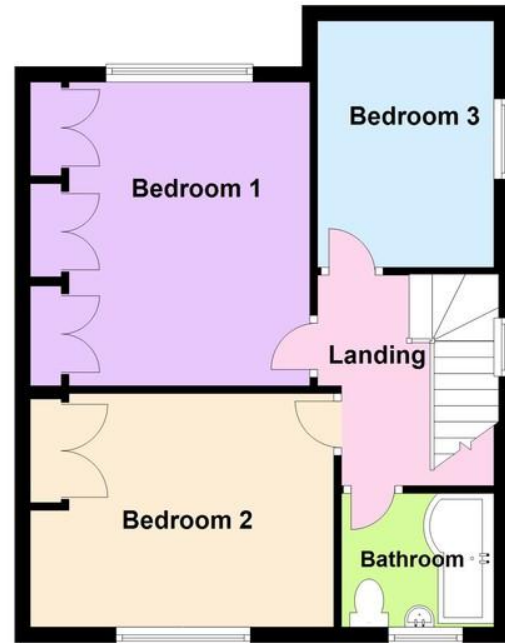
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor



## First Floor



Regulated by RICS

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