

 SPACIOUS
FAMILY HOME



RONA
SALES & LETTINGS

Hill Avenue Wickford
£600,000

- Generous plot approx 1/3 of an acre
- Four double bedrooms
- 19'8 Lounge
- 21'2 Entrance Hall

A substantial four double bedroom detached bungalow occupying a generous plot of approximately 1/3 of an acre. This particularly versatile home boasts well proportioned and beautifully appointed accommodation throughout and has undergone extensive refurbishment in recent years. Main features include a stunning 21'3 x 9'8 Entrance Hall, high specification kitchen/breakfast room with bi-folding doors to rear, luxury three piece bathroom suite, en-suite shower to master bedroom and a 19'8 Lounge. Externally, the property features a large rear garden with ample width, detached garage for storage to rear and off street parking for numerous vehicles via an independent Carriage style driveway.





ENTRANCE

Via obscure double glazed composite door to:

INNER HALLWAY

21' 2" x 9' 8" (6.45m x 2.95m)

Coved ceiling with inset LED spotlights, double radiator to side, stained wood flooring, loft access via hatch with drop down ladder (partly boarded and housing boiler) and doors to;

BEDROOM ONE

16' 11" x 8' 9" (5.16m x 2.67m)

Coved ceiling with inset LED spotlights, double glazed leaded light window to front, double radiator to front with decorative cover, range of fitted wardrobes, stained wood flooring, door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to side, built in shower cubicle with wall mounted shower unit, wash hand basin with mixer tap with vanity cupboard beneath, low level w.c, tiled walls and flooring, heated chrome towel rail.

BEDROOM TWO

12' 1" x 9' 10" (3.68m x 3m)

LED spot lights to coved ceiling, double glazed leaded light windows to front and side, radiators to front and side, stained wood flooring.





BEDROOM THREE

12' 11" x 11' 6" (3.94m x 3.51m)

Coved ceiling with inset LED spotlights, double glazed window to side, radiator to side, stained wood flooring.

LOUNGE

19' 8" x 13' 1" (5.99m x 3.99m)

Coved ceiling with inset LED spotlights, brick-built feature fireplace with multi fuel stove and stone hearth, double glazed leaded light windows to front and side, stained wood flooring.

BEDROOM FOUR

13' 6" x 9' 11" (4.11m x 3.02m)

(Currently used as a reception room) LED spotlights to ceiling, double glazed leaded light window to front, radiator to rear, built in double cupboard, stained wood flooring, door to garage/storage area.



BATHROOM

LED spotlights and light funnel to ceiling, heated chrome towel rail, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap with fitted cupboard beneath, low level w.c, ceramic tiled walls and flooring.

KITCHEN/DINER

25' 5" x 13' 6" (7.75m x 4.11m)

LED spotlights to ornate coved ceiling, double glazed leaded light windows to side and rear, double glazed bi-folding doors to rear, comprehensive range of quality fitted eye and base level units with granite work tops incorporating Butler style sink with mixer tap, integrated double oven, centre island incorporating a four ring electric AEG hob and granite worktop, space for American style fridge/freezer, integrated dishwasher, two feature vertical radiators and ceramic tiled flooring.



GARAGE/STORAGE AREA

In excess of 40ft in length, double doors to both front and rear aspects, power and lighting.

REAR GARDEN

Substantial rear garden commencing with large raised decked patio to rear, the majority being laid to lawn with a range of established trees, shrubs and flower beds to borders, fencing to boundaries, shingled patio feature with timber storage shed, green house and detached garage.

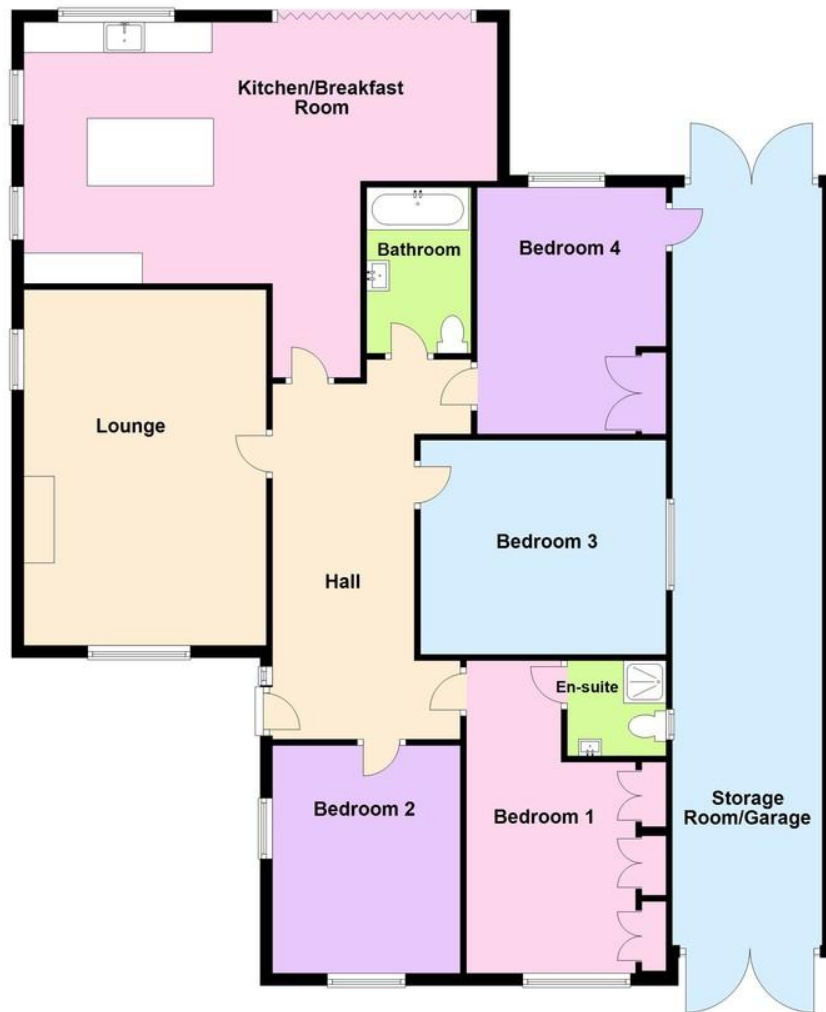
The front of the property features off street parking for numerous vehicles via a large shingled Carriage style driveway.

AWAITING EPC

Agents note: The vendor advises that planning permission had previously been granted for additional bedrooms to the roof space and the necessary steel work is already in place for such a conversion.



Ground Floor



Regulated by RICS

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