



RONA
SALES & LETTINGS

Brock Hill Runwell
£410,000

- Four bedroom semi detached
- Popular Brock Hill location
- Corner plot position
- Quality fitted kitchen/breakfast room

A beautifully presented four bedroom semi detached home located in the sought after area of Brock Hill, Wickford. The property boasts spacious accommodation throughout including a 20' lounge with separate 17'1 dining room, quality fitted kitchen/breakfast room, ground floor shower room, four well proportioned bedrooms and a recently re-fitted three piece bathroom suite. Externally the property features a west backing rear garden with detached garage, ample off street parking and occupies a wider than average corner plot position. Located within walking distance of Wickford Town Centre and mainline railway station to London. Viewing advised.





ENTRANCE

Via obscure double glazed leaded light door to:

INNER HALLWAY

Textured ceiling, stairs to first floor landing, double storage cupboard, single storage cupboard, double radiator to side, doors to:

GROUND FLOOR SHOWER ROOM

Textured and covered ceiling, obscure double glazed window to front, low level w.c, wash hand basin, tiled corner shower cubicle with wall mounted shower unit, tiled floor, heated chrome towel rail.

DINING ROOM

17' 1" x 8' 5" (5.21m x 2.57m)

Textured and covered ceiling, double glazed window to front and side, radiator to side, door to:

KITCHEN

17' 6" x 7' 10" (5.33m x 2.39m)

Double glazed window to side and rear, double glazed door to side, double radiator to side, comprehensive range of high gloss eye and base level units, full height larder units and corner carousel unit with Quartz work tops and upstand incorporating sink and drainer unit with mixer tap, integrated five ring gas hob with stainless steel extractor above, integrated Zanussi single oven, additional microwave/grill combi oven, range of further drawers, under counter lighting, wood effect vinyl flooring, integrated dishwasher and washing machine, full height fridge and freezer.





LOUNGE

20' 5" x 11' 1" (6.22m x 3.38m)

Double glazed French doors and window to rear, brick built feature fire with wood mantle, two double radiators to side.

FIRST FLOOR LANDING

Textured and coved ceiling, loft access with power and light and partly boarded, built in double cupboard housing boiler, door to:

BEDROOM ONE

13' 8" x 10' 3" (4.17m x 3.12m)

Textured and coved ceiling, double glazed window to rear, radiator to rear.

BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m)

Textured ceiling, double glazed window to rear, radiator to rear, large built in wardrobe.

BEDROOM THREE

12' 2" x 7' 3" plus recess (3.71m x 2.21m)

Double glazed window to rear, radiator to rear, large built in wardrobe.

BEDROOM FOUR

8' x 8' 6" plus recess (2.44m x 2.59m)

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

BATHROOM

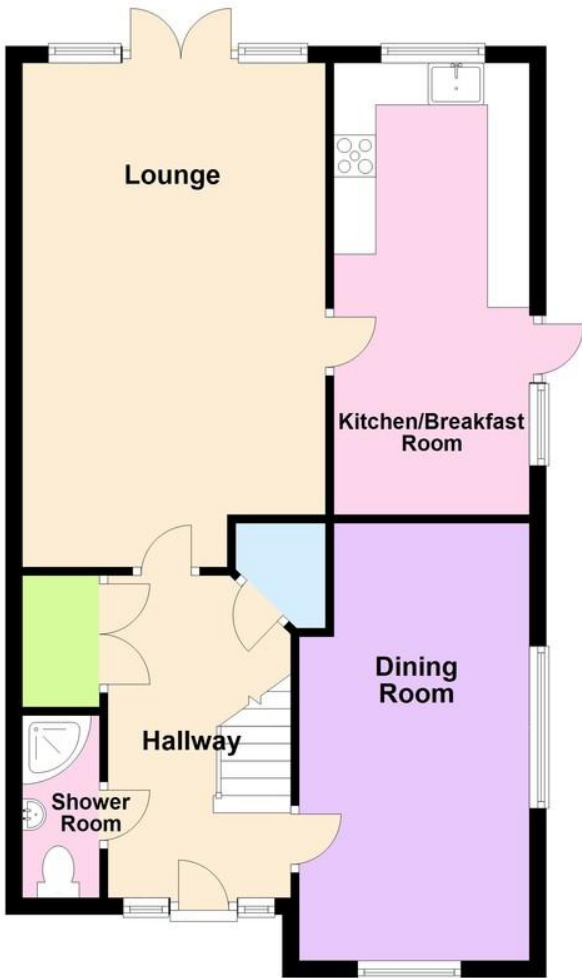
Obscure double glazed window to side, L shaped panelled bath with mixer tap and wall mounted shower unit, wash hand basin with mixer tap and low level w.c inset to vanity unit, marble effect wet wall splash back, ceramic tiled floor.

EXTERIOR

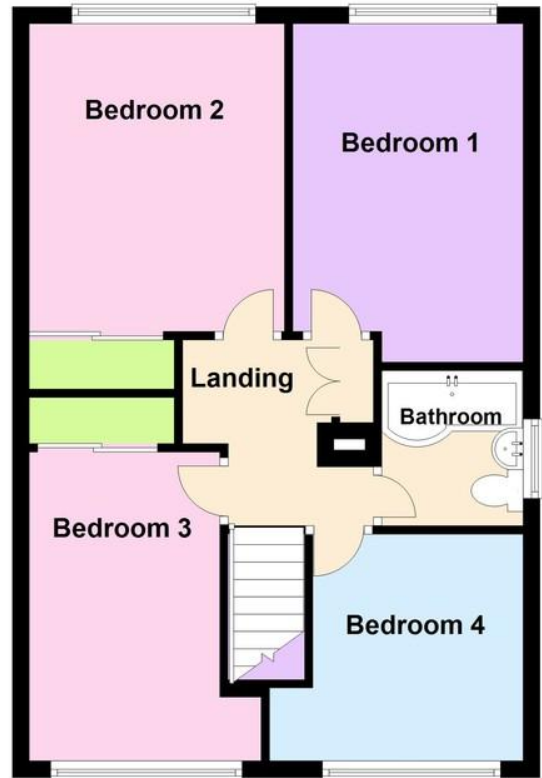
Corner plot position, west backing garden commencing with a block paved patio to side, additional paved patio to immediate rear, remainder is laid to lawn. Detached garage to rear with newly installed up and over door, double glazed door and window to side. Double gates to side, fencing to boundaries. Single gate to front and range of flower beds.



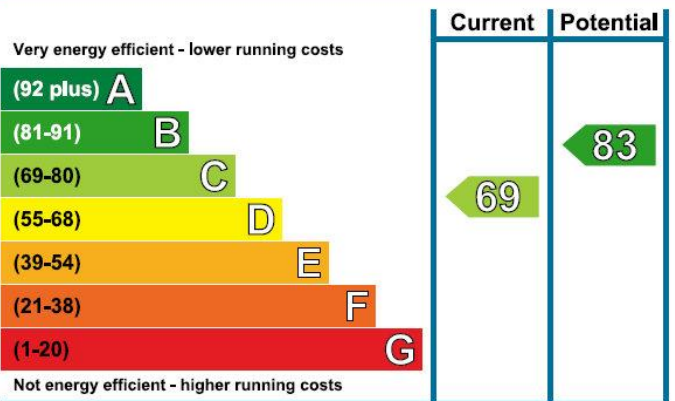
Ground Floor



First Floor



Energy Efficiency Rating



Regulated by RICS

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