



RONA
SALES & LETTINGS

Waverley Crescent Wickford
OIEO £410,000

- Popular Brock Hill location
- Two double bedroom detached bungalow
- 19'5 Lounge
- 16'8 Kitchen/breakfast room

A beautifully presented two bedroom detached bungalow located in the sought-after area of Brock Hill in Wickford. This modern property boasts spacious accommodation throughout including two double bedrooms, a stunning 19'5 lounge, 16'8 kitchen/breakfast room, four piece bathroom suite and utility room/w.c. The exterior features a good size south facing garden, off street parking and integral garage parking. Available with no onward chain, an early inspection is essential in order to appreciate the size of accommodation on offer.





ENTRANCE

Via obscure double glazed leaded light door to:

INNER HALLWAY

Textured and covered ceiling, loft access via drop down hatch, built in storage cupboard, double radiator to side, internal door to integral garage and further doors to:

BEDROOM ONE

14' 10" to fitted wardrobes x 10' 6" (4.52m x 3.2m)

Textured and covered ceiling, double glazed bay window to front, double radiator to front, range of fitted wardrobes, fitted vanity style unit.

BATHROOM

Spotlights to ceiling, obscure double glazed window to side, corner shower cubicle with wall mounted shower unit, low level w.c, panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap and cupboard beneath, tiled walls and flooring, heated chrome towel rail.



BEDROOM TWO

10' 7" x 9' 10" (3.23m x 3m)

Textured and covered ceiling, double glazed window to side, range of fitted wardrobes, double radiator to side, feature vanity unit.

CLOAKROOM/UTILITY

Textured and covered ceiling, obscure double glazed window to side, partly tiled walls, wall mounted boiler, sink unit with mixer tap and cupboard beneath, plumbing for washing machine, low level flushing w.c and vinyl flooring.

KITCHEN/BREAKFAST ROOM

16' 8" x 9' 5" (5.08m x 2.87m)

Textured and covered ceiling, obscure double glazed window to side, double glazed patio doors to rear, range of matching eye and base level units with work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap, integrated four ring gas hob and electric NEFF oven with extractor above, space for fridge/freezer, tiled splash backs, double radiator to side, vinyl flooring.

LOUNGE

19' 5" x 11' 6" (5.92m x 3.51m)

Textured and covered ceiling, double glazed patio doors to rear, feature fireplace with inset feature fire, marble effect hearth and surround, double radiator to side.



EXTERIOR

South backing rear garden commencing with a raised patio/terrace with steps leading down to the remainder which is laid mainly to lawn with a range of established feature flower beds, paved pathway, gated side access, large timber shed to rear, range of trees to borders and fencing to boundaries.

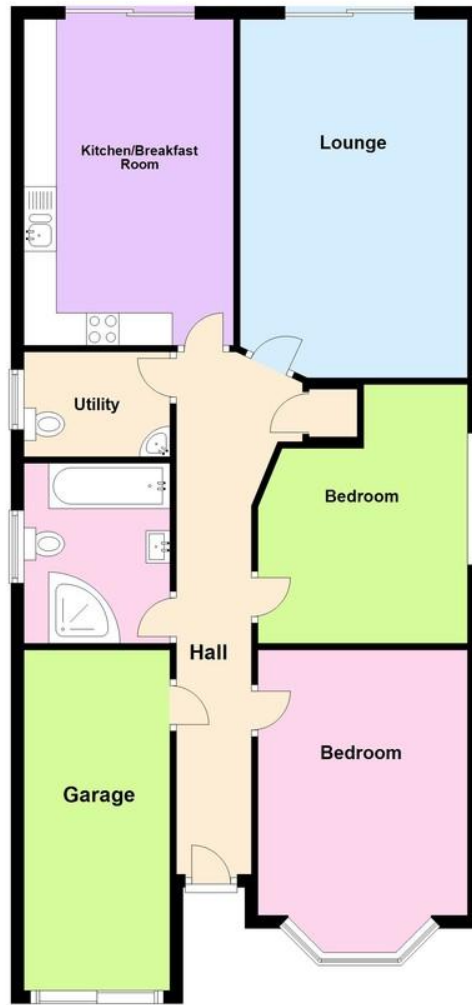
The front of the property features off street parking via an independent driveway and additional lawned front garden with access to integral garage via up and over doors.

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



Regulated by RICS

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