



RONA
SALES & LETTINGS

Bromfords Drive Wickford
£450,000

- Substantial three double bedroom detached bungalow
- Approaching 1200 square feet
- Generous plot
- Modernization required

RARE OPPORTUNITY...A substantial three bedroom detached bungalow approaching 1200sq ft in size. The property occupies a particularly wide plot and boasts generous room sizes throughout, including a 17'8 master bedroom with large en-suite, 22'3 lounge, 11'10 kitchen with separate dining area and three double bedrooms. The property requires general modernization throughout and represents an ideal opportunity for any buyer looking to make their own mark on their new home. Potential to extend or re-develop subject to planning consent. Overall plot size of approximately 0.17 of an acre. Available with no onward chain.





ENTRANCE

Via obscure double glazed Upvc door to;

PORCH

Further obscure glazed door to;

INNER HALLWAY

Large entrance hall with textured and covered ceiling, access to loft space via drop down hatch, radiator to side, dado rail, built in cupboard to rear and doors to;

DINING AREA

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

Textured and covered ceiling, double glazed window to front, radiator to front, dado rail, open plan to;

KITCHEN

11' 10" x 9' 10" (3.61m x 3m)

Textured and covered ceiling, double glazed door to rear, range of eye and base level units with work surfaces over, wall mounted boiler system, stainless steel sink and drainer unit, integrated oven and hob, tiled splash backs and space for appliances.



LOUNGE

22' 3" x 10' 10" (6.78m x 3.3m)

Textured and covered ceiling, double glazed windows to front and rear, double radiator to rear, dado rail, feature fireplace with inset gas fire.

BEDROOM THREE

11' 10" x 9' 11" (3.61m x 3.02m)

Textured and covered ceiling, double glazed window to front and dado rail.

SHOWER ROOM

Textured and covered ceiling, obscure double glazed window to rear, corner shower cubicle with wall mounted shower unit, low level flushing w.c, pedestal wash hand basin, radiator to side and vinyl tiled flooring.

BEDROOM TWO

11' 10" x 8' 9" (3.61m x 2.67m)

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

BEDROOM ONE

17' 8" x 11' 11" (5.38m x 3.63m)

Textured and covered ceiling, double glazed windows to front and rear, double radiator to rear and door to;

EN-SUITE BATHROOM

11' 1" x 6' 4" (3.38m x 1.93m)

Textured and covered ceiling, obscure double glazed window to side, low level flushing w.c, bidet, pedestal wash hand basin, panelled bath, double radiator to front, tiled walls.

EXTERIOR

The property features an L-shaped rear garden, laid mainly to lawn with patio area, range of mature shrubs and trees to borders with fencing to boundaries and side access to detached garage with up and over doors. The front of the property boasts off street parking for numerous vehicles via a substantial independent block paved driveway. The overall plot is approximately 0.17 of an acre with an average width of 99ft and an average depth of 74ft. Measurements have been calculated using an online plotting system and all viewers are urged to check the dimensions themselves for accuracy.

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

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

