



RONA
SALES & LETTINGS

Louvaine Avenue Wickford
GUIDE PRICE £500,000 - £525,000

- Three bedroom detached bungalow
- 24'3 Lounge/diner
- Open plan kitchen
- Modern fitted shower room

A substantial and beautifully presented three bedroom detached bungalow, located in one of Wickford's most sought-after turnings. This bright and spacious home features well-appointed accommodation throughout, including a 24'3 lounge/diner, stunning high specification kitchen with conservatory, ample off street parking and a good size west facing rear garden. Situated within walking distance of Wickford Town Centre, local shops and amenities. An early viewing is highly recommended.





ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Coved ceiling with inset spotlights, range of fitted wardrobes/storage, further storage cupboard, access to loft via hatch, double radiator to front, porcelain tiled floor, doors to:

WC

Low level w.c, wash hand basin with mixer tap and cupboard beneath, heated chrome towel rail, ceramic tiled walls and flooring.

BEDROOM THREE

11' 9" x 7' 2" (3.58m x 2.18m)

Coved ceiling, double glazed window to rear, radiator to rear, laminate wood flooring.

BEDROOM TWO

11' 11" x 11' 9" (3.63m x 3.58m)

Coved ceiling, double glazed window to rear, double radiator to rear, wall mounted air conditioning unit.



BEDROOM ONE

12' 2" x 12' (3.71m x 3.66m)

Obscure glazed half moon window to side, double glazed window to front, radiator to front.

SHOWER ROOM

Inset spotlights to ceiling, one and a half width fully tiled corner shower cubicle with wall mounted shower unit, wash hand basin with mixer tap, low level wc inset to storage unit with a range of cupboards, ceramic tiled walls and flooring, heated chrome towel rail.



LOUNGE/DINER

24' 3" x 15' 2" (7.39m x 4.62m)

Double glazed bay window to front, further double glazed window to front, two double radiators to side, central brick built fireplace with multi fuel burner, Karndean wood effect flooring, further double glazed window to side, double radiator to side, feature timber wood beams to ceiling and door to;

KITCHEN

13' 11" x 11' 9" (4.24m x 3.58m)

Inset spotlights to ceiling, comprehensive range of matching eye and base level units with granite worktops and matching upstand, centre island with granite worktops incorporating sink unit and mixer tap, Range style cooker with extractor above, American style fridge/freezer, built in drawers, Karndean tiled flooring, open plan to:



CONSERVATORY/SITTING ROOM

15' 4" x 9' 4" (4.67m x 2.84m)

Double glazed window to side and rear, double glazed French doors to side, two radiators to rear, eye and base level units with granite worktops, built in wine rack, Karndean tiled flooring.

EXTERIOR

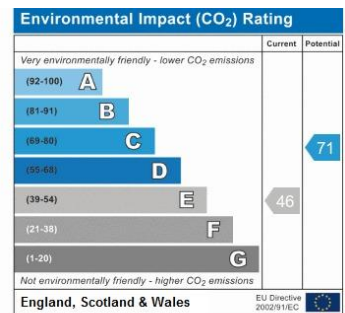
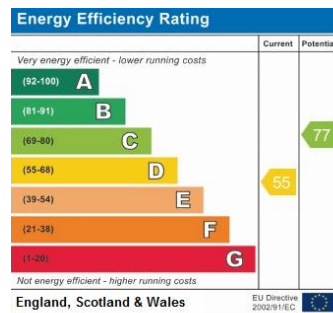
West backing rear garden commencing with substantial block paved patio to immediate rear, the remainder is laid to lawn with a range of raised flower beds to rear, fencing to boundaries, timber summer house, two large timber sheds, outside water tap and gated side access.

To the front of the property there is ample off street parking via an independent block paved driveway.

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

