



RONA
SALES & LETTINGS

Laurel Avenue Wickford
£365,000

- Three bedrooms
- Extended
- Three reception rooms
- Substantial rear garden

An extended three bedroom semi detached home located within walking distance of Wickford Town Centre and mainline railway station to London. The property is beautifully presented throughout and boasts three reception rooms including a 19'7 lounge, dining room, sitting room, ground floor shower room and utility room. Further features also include a substantial rear garden with timber summer house, large decked patio and detached garage to the rear. In our opinion, this home has plenty of character and an early viewing is highly recommended.





ENTRANCE

Via obscure double glazed door to porch.

PORCH

Textured ceiling, double glazed lead light window to side, tiled flooring, obscure glazed door to:

LOUNGE

19' 7" x 10' 5" (5.97m x 3.18m)

Coved ceiling, under stairs storage cupboard, stairs to first floor, double glazed lead light bay window to front with fitted window seat, double radiator to front, feature fireplace with wood mantle, gas fire and back boiler with marble effect hearth and surround, laminate wood flooring, double doors to;

DINING ROOM

10' 8" x 8' 1" (3.25m x 2.46m)

Textured and coved ceiling, double radiator to side, laminate wood flooring, open plan to:

SITTING ROOM

9' 11" x 9' 5" (3.02m x 2.87m)

Textured and coved ceiling, double glazed French doors to rear, double radiator to front.



KITCHEN

8' 11" x 8' 9" (2.72m x 2.67m)

Double glazed window to side, range of matching eye and base level units with rolled edge work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, tiled walls, vinyl flooring and door to;

UTILITY

9' 9" x 4' 9" (2.97m x 1.45m)

Textured ceiling, double glazed window to side, obscure double glazed door to rear, range of eye and base level units with roll edge work surfaces over, space and plumbing for appliances, tiled walls, vinyl flooring, door to:



GROUND FLOOR SHOWER ROOM

Textured ceiling, obscure double glazed window to rear, low level w.c, pedestal wash hand basin, radiator to side, built in shower cubicle, partly tiled walls, vinyl flooring.

FIRST FLOOR LANDING

Textured ceiling, obscure double glazed window to side, loft access, built in cupboard, doors to:

BATHROOM

Textured ceiling, obscure double glazed window to side, wash hand basin with cupboard beneath, low level w.c, panelled bath with mixer tap and shower attachment, tiled walls, vinyl flooring.



BEDROOM ONE

10' 5" x 9' 10" (3.18m x 3m)

Double glazed lead light window to front, double radiator to front, built in wardrobes.

BEDROOM TWO

10' 6" x 9' 1" (3.2m x 2.77m)

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

BEDROOM THREE

10' 8" x 7' (3.25m x 2.13m)

Textured ceiling, double glazed lead light window to front, radiator to front, range of built in storage over staircase recess.

EXTERIOR

Large rear garden commencing with a raised decked area to immediate rear, the remainder being laid to lawn, two timber sheds, summerhouse with power, range of established flower beds to border, further paved patio to rear, gated side access. Detached garage to rear with parking for 2-3 vehicles. The front of the property features a neatly tended front garden with the benefit of residents only permit parking for the road.



Ground Floor



First Floor



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.

Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

