



**RONA**  
SALES & LETTINGS

**Church End Lane** Runwell  
OIEO £475,000

- Extended three bedroom detached
- Beautifully presented throughout
- No onward chain
- Quality fitted 'Stoneham' kitchen

An exquisite three bedroom detached family home located in the sought-after location of Runwell. This property is in our opinion, finished to the highest specification throughout and has been both extended and upgraded in recent years by the current owner. Boasting a wealth of character, the main features include a stunning 'Stoneham' fitted kitchen/breakfast room, 18'1 lounge leading on to a fabulous garden room with bi-folding doors and vaulted ceiling, modern three piece bathroom suite and en-suite shower room to master bedroom. Further features included a secluded rear garden and an abundance of off street parking.





#### **ENTRANCE**

Via composite door to:

#### **INNER HALLWAY**

LED spotlights to ceiling, decorative wood panelling to walls with feature mouldings, Porcelain tiled flooring, staircase to first floor, doors to:

#### **CLOAKROOM**

Obscure double glazed window to front, low level w.c, wash hand basin with mixer tap, tiled walls, Porcelain tiled flooring.

#### **KITCHEN/DINER**

18' x 9' 4" (5.49m x 2.84m)

LED spotlights to ceiling, double glazed leaded light windows to front and rear, kitchen supplied by 'Stoneham' with comprehensive range of eye and base level units, high grade Quartz worktops with bevelled edge finish and matching up stand, stainless steel sink unit with Quooker mixer tap, integrated five ring Neff induction hob with extractor above, integrated electric oven, built in surround for American style fridge/freezer, integrated dishwasher, radiator to front with decorative cover, Porcelain tiled flooring with under floor heating and door to side aspect.



#### UTILITY ROOM

Spotlights to ceiling, rolled edge work surfaces with space and plumbing for appliances, Porcelain tiled flooring.

#### LOUNGE

18' 3" x 10' 4" (5.56m x 3.15m)

Coved ceiling, double glazed window to front with fitted shutter blinds, double radiator to front, internal double doors to:

#### GARDEN ROOM EXTENSION

11' 11" x 11' (3.63m x 3.35m)

(Potential to use as a playroom, office or additional dining room) LED spotlights and built in Bose speaker system to vaulted ceiling, aluminium bi-fold doors to side with high-spec bi-folding shutter blinds to match, double glazed window to rear, tiled flooring with under floor heating, wall mounted air conditioning unit.

#### FIRST FLOOR LANDING

Double glazed leaded light window to rear, part wood panelled walls, glass balustrade to staircase, access to loft with drop down ladder, power and lighting and doors to;

#### BEDROOM ONE

11' 5" x 13' 9" (3.48m x 4.19m)

Double glazed leaded light window to front, radiator to side, decorative architrave with feature mouldings, large built in storage cupboard, open to;



#### EN-SUITE SHOWER ROOM

Obscure double glazed leaded light window to front, double width shower cubicle with wall mounted shower unit and raindrop style shower head, wash hand basin with mixer tap, low level w.c, heated chrome towel rail, tiled walls and flooring.

#### BEDROOM TWO

9' 6" x 10' 1" (2.9m x 3.07m)

Coved ceiling, double glazed leaded light windows to front and side, radiator to side.



#### BEDROOM THREE

7' x 6' 3" (2.13m x 1.91m)

Double glazed window to rear, coved ceiling, radiator to front.

#### BATHROOM

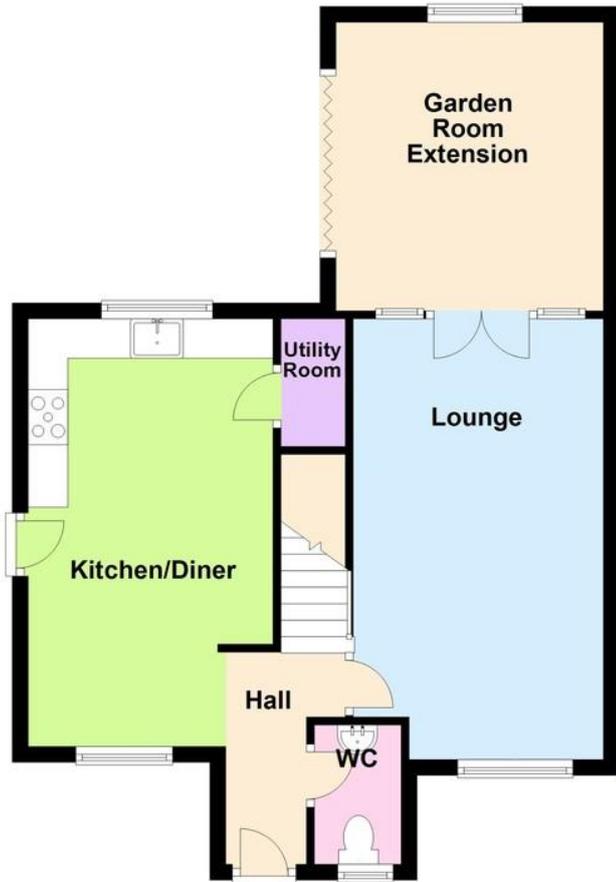
Obscure double glazed leaded light window to side and rear, panelled bath with central mixer tap and wall mounted tv, wash hand basin with mixer tap and cupboard beneath, low level w.c, heated chrome towel rail, tiled floor.

#### EXTERIOR

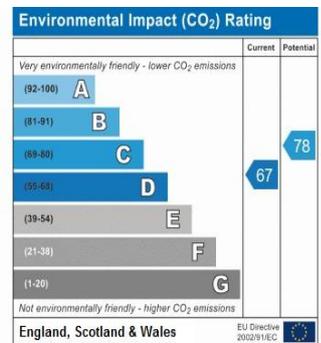
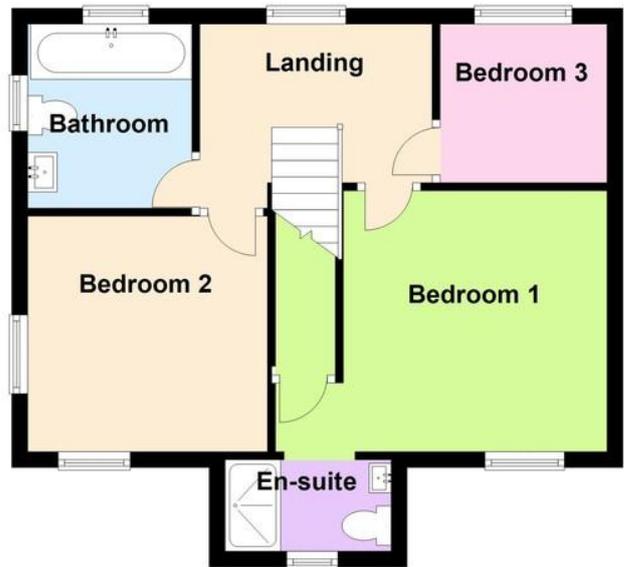
The rear garden commences with an attractive paved patio area, the remainder being laid to lawn with flower beds to borders and railway sleeper retainers, fencing to boundaries, gated side access, timber shed with power and lighting. The front of the property offers off street parking for several vehicles via a large block paved driveway with a range of feature flower beds.



## Ground Floor



## First Floor



Address:  
62a Church End Lane, Wickford, Essex, SS11 7JG

### AGENTS NOTE

The vendor advises that the property also benefits from under floor heating to the majority of the ground floor, Perfect fit blinds to the first floor and was also re-rendered in 2018-2019.

### EPC RATING D67

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

