



**RONA**  
SALES & LETTINGS

**Ozonia Avenue** Wickford  
**£400,000**

- Four Bedrooms
- Kitchen/breakfast room
- Lounge
- Ground floor w.c

A four bedroom semi detached home located ideally for local Schools, shops and amenities. The property benefits from four good size bedrooms, lounge and kitchen/breakfast room, ground floor cloakroom, modern three piece bathroom suite, integral garage and a good size west backing rear garden. Viewing advised.





#### **ENTRANCE**

Via double glazed sliding door to:

#### **PORCH**

Obscure double glazed Upvc door to:

#### **INNER HALLWAY**

Textured and covered ceiling, obscure double glazed window to front, laminate wood flooring, double cupboard, intruder alarm, door to:

#### **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to front, low level w.c. wash hand basin with mixer tap and cupboard beneath, ceramic tiled flooring.

#### **LOUNGE**

19' 10" x 10' 10" (6.05m x 3.3m)

Textured and covered ceiling, double glazed patio doors to rear, feature fireplace with marble effect hearth surround and inset gas fire, laminate wood flooring, open plan to:

#### **DINING AREA**

8' x 7' (2.44m x 2.13m)

Obscure double glazed window and door to side, radiator to front, laminate wood flooring.



#### **KITCHEN**

8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to rear, range of eye and base level units with granite worktops with integrated sink and drainer unit with mixer tap, five ring gas hob and electric oven with stainless steel above, space for fridge/freezer, integrated dishwasher.

#### **FIRST FLOOR LANDING**

Access to spacious loft via hatch, double cupboard, newly fitted doors to:

#### **BEDROOM ONE**

12' 8" x 10' 6" (3.86m x 3.2 m)

Textured ceiling, double glazed window to rear, radiator to side, range of fitted wardrobes, laminate wood flooring.

#### **EN-SUITE SHOWER ROOM**

Spotlights to ceiling, built in shower cubicle with wall mounted electric shower, wash hand basin with mixer tap, tiled walls and floor.

#### **BEDROOM TWO**

12' 8" x 8' 3" (3.86m x 2.51 m)

Textured and coved ceiling, double glazed window to rear, radiator to rear, laminate wood flooring, built in wardrobes.

#### **BEDROOM THREE**

12' 1" x 7' 1" (3.68m x 2.16 m)

Double glazed window to front, radiator to front, built in wardrobes, laminate flooring.

#### **BEDROOM FOUR**

8' x 8' 7" (2.44m x 2.62m)

Textured ceiling, double glazed window to front, radiator to front, laminate wood flooring, built in storage cupboard.

#### **BATHROOM**

Textured ceiling, obscure double glazed window to side, panelled bath with wall mounted shower unit, low level w.c., feature wash hand basin with mixer tap, chrome heated towel rail, tiled wood flooring.

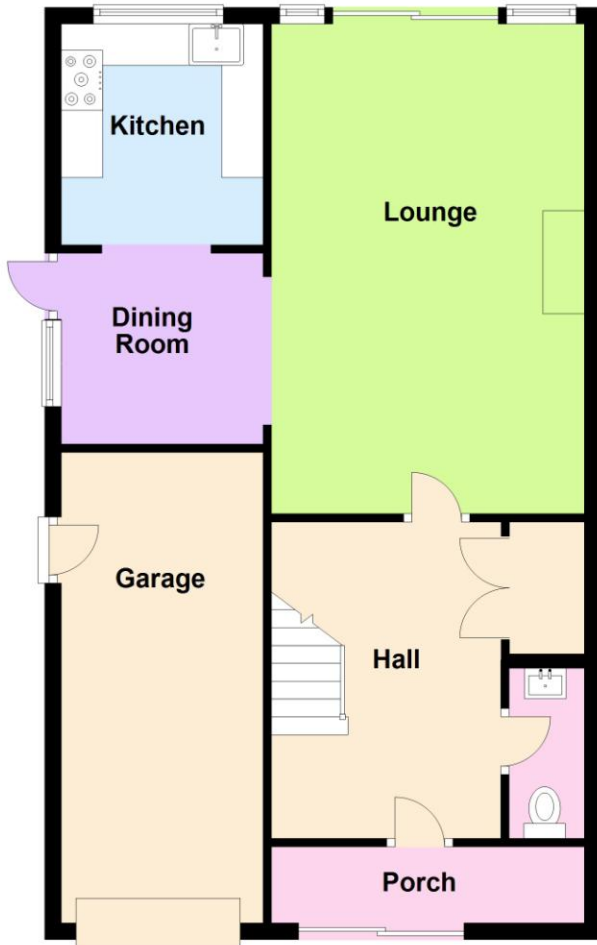
#### **REAR GARDEN**

West facing rear garden commencing with a block paved patio to immediate rear, remainder is laid to lawn, timber shed, fencing to boundaries, gated side access.

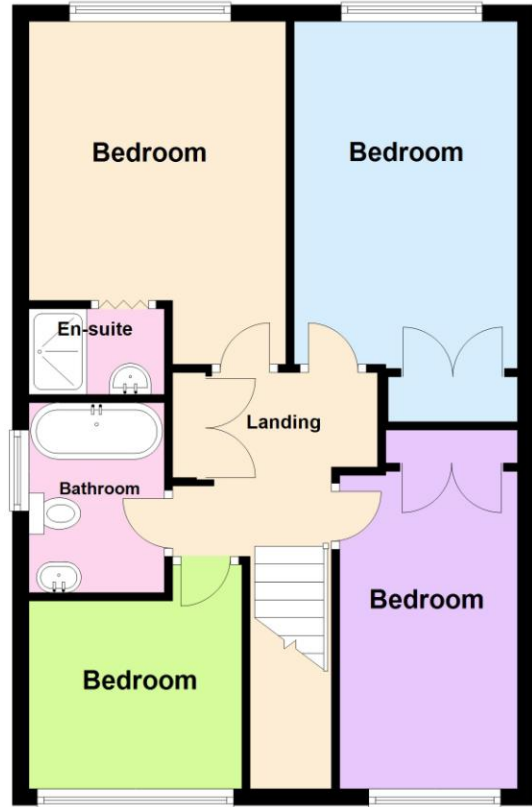
Integral garage with up and over door to front, wall mounted boiler, plumbing for appliances and off street parking to the front for three vehicles via an independent block paved driveway.



**Ground Floor**



**First Floor**



**AGENTS NOTE**

The vendor advises that the property is fully alarmed.

**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](mailto:rwillis@rona.co.uk)

