



RONA
SALES & LETTINGS

The Orchard Wickford
£435,000

- Extended three bedroom link detached
- 18'7 x 13'1 Kitchen/breakfast room
- Three reception rooms
- Ground floor shower room

A beautifully presented three bedroom link detached home, located in the sought-after London Road area of Wickford. Having been extended, the property boasts exceptional accommodation throughout, including a stunning high specification kitchen/diner, three well-proportioned reception rooms, quality fitted ground floor shower room and three piece family bathroom suite. Further features include beautifully landscaped front and rear gardens, integral garage and ample off street parking. This stunning home is also located within walking distance of Wickford Town Centre and mainline railway station to London.





ENTRANCE

Via double glazed door to:

INNER HALLWAY

Double radiator to side with decorative cover, Karndean tiled flooring and door to;

LOUNGE

16' 2" x 15' 10" max (4.93m x 4.83m)

Textured and covered ceiling, double glazed bay window to front, double radiator to front, feature fireplace with marble effect hearth and surround and open fire, staircase to first floor with under stairs storage cupboard housing meters, double radiator to side with decorative cover and door to;

DINING ROOM

10' 7" x 8' 7" (3.23m x 2.62m)

Textured and covered ceiling, double glazed window to side, double radiator with decorative cover to side, double internal doors to;

SITTING ROOM

13' 2" x 11' 8" (4.01m x 3.56m)

Textured and covered ceiling, double glazed French doors to rear, double glazed window to side, double radiator to side with decorative cover.



KITCHEN/BREAKFAST ROOM

18' 7" x 13' 1" (5.66m x 3.99m)

LED spotlights to ceiling with Roof lantern, double glazed window to rear, double glazed door to rear, comprehensive range of high specification eye and base level units with granite worktops, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated dishwasher, space for further appliances, Neff combi oven/grill, space for American style fridge/freezer, built in double cupboard, centre island with granite work tops, tiled splash backs, stainless steel extractor, under counter lighting, radiator to front and door to;

GROUND FLOOR SHOWER ROOM

LED spotlights to ceiling, wash hand basin with mixer tap, low level w.c, fitted corner shower cubicle with wall mounted body jet system, part tiled walls, double radiator to front, vinyl flooring.



FIRST FLOOR LANDING

Textured and covered ceiling, built in double cupboard housing cylinder, doors to:

BEDROOM ONE

13' 7" x 9' (4.14m x 2.74m)

Textured and covered ceiling, loft access (with drop down ladder, power and lighting, partly boarded) radiator to front with decorative cover, double glazed window to front, range of quality fitted wardrobes.



BEDROOM TWO

11' 3" x 9' 0" (3.43m x 2.74m)

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

BEDROOM THREE

9' 9" x 6' 5" (2.97m x 1.96m)

Double glazed window to front, radiator to front with decorative cover.

BATHROOM

Textured ceiling, obscure double glazed window to rear, panelled bath with wall mounted shower above, low level w.c, wash hand basin with mixer tap and fitted storage beneath, heated polished stainless steel towel rail, tiled walls, vinyl flooring.

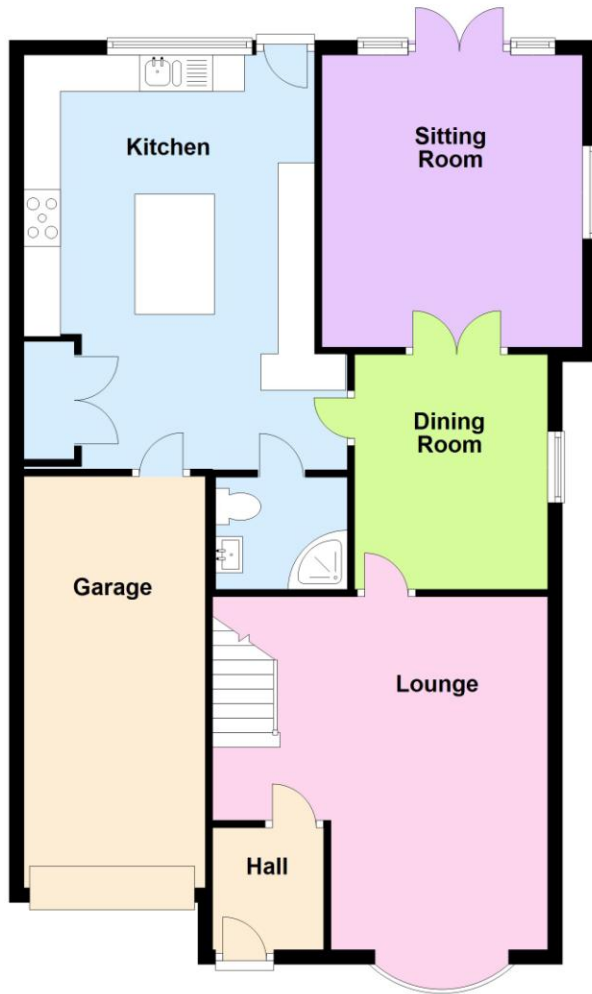


EXTERIOR

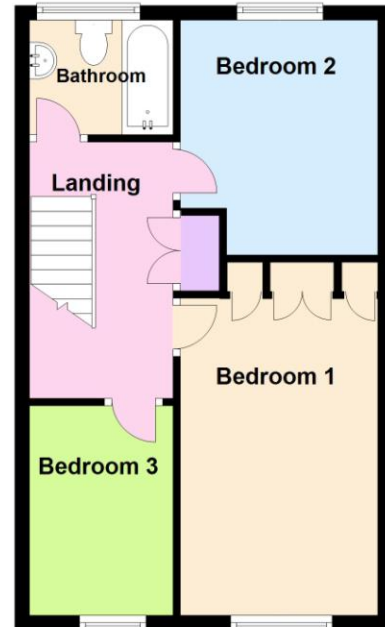
Beautifully landscaped rear garden commencing with a substantial decked area to immediate rear, the remainder is laid to lawn with a range of established feature flower beds to borders, range of conifers, paved pathway, fencing to boundaries, gated side access, wood storage to side, timber shed. Wider than average frontage comprising of a neatly tended front garden, ample off street parking via an independent block paved driveway and access to;

Integral garage with up and over door to front, power and lighting, wall mounted Potterton boiler and door to kitchen.

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

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