



RONA
SALES & LETTINGS

St. Davids Way Wickford
£325,000

- Extended two bedroom semi detached bungalow
- 15'7 Kitchen/diner
- 14'9 Lounge
- Three piece bathroom suite

An extended two bedroom 'Carter and Ward' built bungalow located with walking distance of Wickford Town Centre, local shops and amenities. The property features a 15'7 kitchen/diner, 14'9 x 12'2 lounge, three piece bathroom suite, sun lounge/garden room, attractive south facing rear garden, detached garage and ample off street parking via a good size independent block paved driveway. Further benefits include double glazing and gas central heating. Viewing advised.





ENTRANCE

Via obscure Uvc double glazed door to:

INNER HALLWAY

Coved ceiling, access to loft via hatch (partly boarded with drop down ladder and lighting), double radiator to side and doors to

LOUNGE

14' 9" x 12' 2" (4.5m x 3.71m)

Double glazed leadlight bow window to front, double radiator to front, double glazed window to side and feature brick built fireplace with electric fire.

BEDROOM ONE

11' 10" x 9' 9" (3.61m x 2.97m)

Coved ceiling, double glazed leadlight window to front, double radiator to front.

BEDROOM TWO

9' 10" x 7' 11" (3m x 2.41m)

(Currently used as a dining room) Coved ceiling, double glazed window to rear, double radiator to rear.



BATHROOM

Obscure double glazed window to rear, panelled bath with mixer tap and wall mounted electric shower, low level w.c, wash hand basin, chrome heated towel rail, tiled walls and flooring.

KITCHEN/DINER

15' 7" x 9' 1" (4.75m x 2.77m)

Coved ceiling, double glazed windows to side and rear, double glazed door to side, range of matching eye and base level units with roll edge work surfaces over, stainless steel sink and drainer unit with mixer tap, tiled splash backs, integrated Neff four ring gas hob and electric oven with stainless steel extractor hood above, integrated fridge/freezer, dishwasher and washing machine, double radiator to side, luxury vinyl tiled flooring.

SUN LOUNGE

12' x 7' 7" (3.66m x 2.31m)

Double glazed window to rear, double glazed door to rear, tiled flooring.

EXTERIOR

South facing rear garden commencing with a block paved patio to immediate side and rear, the remainder is laid to lawn with a range of established flower beds to borders, fencing to boundaries and double gates to side.

Detached garage located in rear garden with up and over door, power and lighting. Rear storage shed with lighting. To the front, there is a block paved driveway providing off ample off street parking with additional lawned front garden.

AWAITING EPC

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

