



**RONA**  
SALES & LETTINGS

**Saxon Close** Wickford  
**£400,000**

- Four Bedrooms
- Open plan Lounge/diner
- Fitted kitchen
- Ground floor cloakroom

A beautifully presented four bedroom semi detached home located in a sought after location in Runwell. The property boasts spacious accommodation throughout with four good sized bedroom, an open plan lounge/diner, fitted kitchen, office/playroom and ground floor cloakroom. Externally, this home also features and an unoverlooked south facing rear garden and off street parking via an independent driveway. Walking distance to Wickford Town Centre and railway station, local schools, shops and amenities. Viewing advised







#### **ENTRANCE**

Via obscure double glazed composite door to:

#### **INNER HALLWAY**

Textured ceiling with inset spotlights, laminate wood flooring, double radiator to side, storage cupboard, doors to:

#### **OFFICE/PLAYROOM**

8' 9" x 8' 1" (2.67m x 2.46m)

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

#### **GROUND FLOOR CLOAKROOM**

Coved ceiling, obscure double glazed window to front, low level w.c, pedestal wash hand basin with mixer tap, tiled flooring.

#### **LOUNGE/DINER L-SHAPED**

21' 9" x 19' 1" (6.63m x 5.82m)

Textured ceiling, feature fireplace with wood burner, tiled hearth and wood mantle, radiator to side, two set of double glazed French doors to rear, laminate wood flooring, open plan to;





#### **KITCHEN**

10' 3" x 7' 1" (3.12m x 2.16m)

Textured ceiling, double glazed window to side, double glazed door to side, range of matching eye and base level units with roll edge work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap, four ring electric hob and electric oven with stainless steel extractor above, integrated dishwasher, space and plumbing for appliances, laminate wood flooring.

#### **FIRST FLOOR LANDING**

Access to loft space with lighting connected, doors to:

#### **BEDROOM ONE**

15' 4" x 10' 5" (4.67m x 3.18m)

Double glazed window to rear, radiator to rear, built in wardrobes.

#### **BEDROOM TWO**

12' 8" x 8' 4" (3.86m x 2.54m)

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

#### **BEDROOM THREE**

11' 2" x 7' 1" (3.4m x 2.16m)

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

#### **BEDROOM FOUR**

8' 5" x 8' 4" (2.57m x 2.54m)

Textured and coved ceiling, double glazed window to front, radiator to front, built in storage.

#### **BATHROOM**

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

#### **EXTERIOR**

South facing rear garden commencing with a sandstone paved patio area to immediate rear, the remainder is mainly laid to lawn with flower beds to borders, fencing to boundaries, timber shed, further raised decked patio to rear, gated side access, storage/utility room to side with wall mounted boiler, power and lighting.

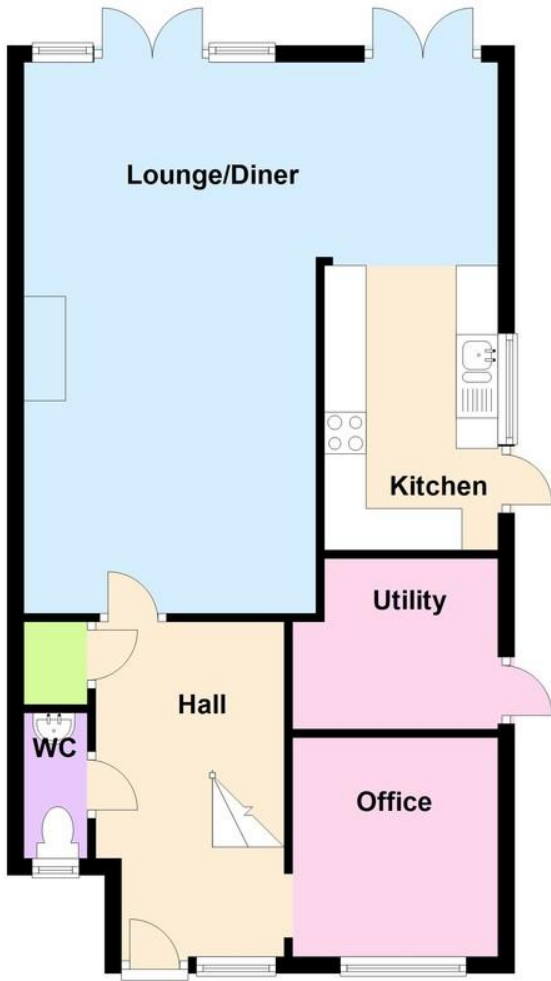
The front of the property features off street parking to front for two/three vehicles via an independent block paved driveway.

#### **AWAITING EPC RATING**

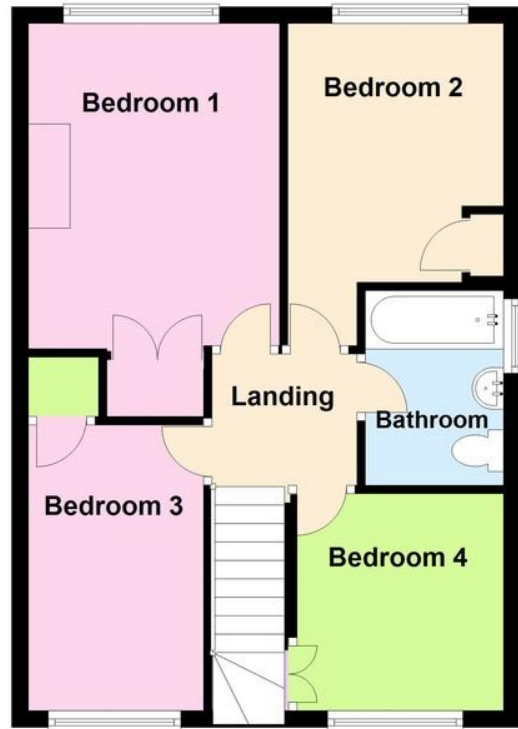
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor



## First Floor



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)

