



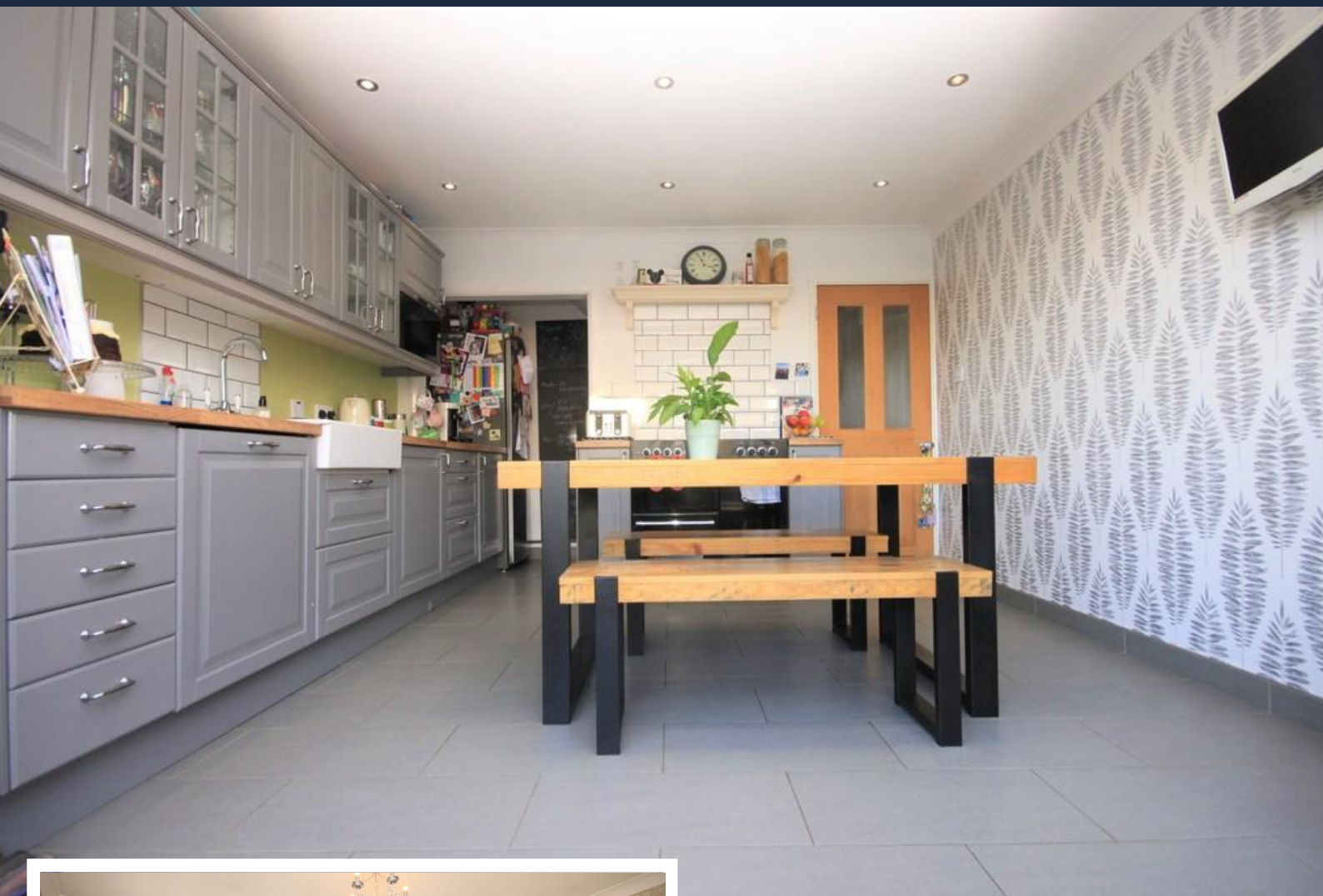
RONA
SALES & LETTINGS

Silver Way Wickford
£325,000

- Three double bedrooms
- Stunning kitchen/breakfast room
- 15'3 x 11'9 Lounge
- Ground floor cloakroom

A beautifully presented three double bedroom Town House, located just a short walk from Wickford Town Centre and mainline railway station to London. This generously proportioned home features a quality fitted kitchen/breakfast room with bi-folding doors leading to the garden, office, modern three piece bathroom suite and ground floor cloakroom. Further benefits include off street parking and a single garage located in a block. An early viewing is advised in order to appreciate both the size and quality of accommodation on offer.





ENTRANCE

Via obscure double glazed leadlight door to:

INNER HALLWAY

Solid wood flooring, inset spotlights to ceiling, stairs to first floor, under stairs storage recess, storage cupboard, doorway to;

OFFICE

8' 3" x 8' 9" (2.51m x 2.67m)

Double glazed window to front with fitted shutter blinds, solid wood flooring.



GROUND FLOOR CLOAKROOM

Textured ceiling, wash hand basin with mixer tap and storage beneath, low level w.c, radiator to front, vinyl flooring

KITCHEN/BREAKFAST ROOM

11' 9" x 10' (3.58m x 3.05m)

Inset spotlights to ceiling, double glazed bi-folding doors to rear, range of quality fitted eye and base level units with work surface above, ceramic Butler style sink with mixer tap, space for Range style cooker with tiled splash back, space for fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, tiled flooring with under floor heating and feature alcove for storage.



FIRST FLOOR LANDING

Spotlights to ceiling, staircase to second floor and doors to:

BEDROOM THREE

11' 10" x 10' (3.61m x 3.05m)

Two double glazed windows to rear and radiator to rear.

LOUNGE

15' 3" x 11' 9" (4.65m x 3.58m)

Textured and coved ceiling, double glazed window to front, radiator to front, feature fireplace with wood mantle and marble effect hearth, wood effect flooring.



SECOND FLOOR LANDING

Textured ceiling with inset spotlights, two built in storage cupboards, doors to:

BEDROOM TWO

11' 10" x 10' 1" (3.61m x 3.07m)

Textured and coved ceiling, two double glazed windows to rear, double radiator to rear.

BEDROOM ONE

11' 9" x 11' to fitted wardrobes (3.58m x 3.35m)

Textured and coved ceiling, two double glazed windows to front, radiator to front, built in wardrobe.



BATHROOM

Skylight window to ceiling, P-shaped panelled bath with mixer tap and wall mounted electric shower, wash hand basin with mixer tap, low level w.c, heated chrome towel rail, tiled flooring.

EXTERIOR

The rear garden commences with a raised decked area with steps leading down to the remainder which is laid to lawn, fencing to boundaries and gated rear access. To the front of the property, there is off street parking via an independent driveway. There is also a single garage located in a block.

AGENTS NOTE

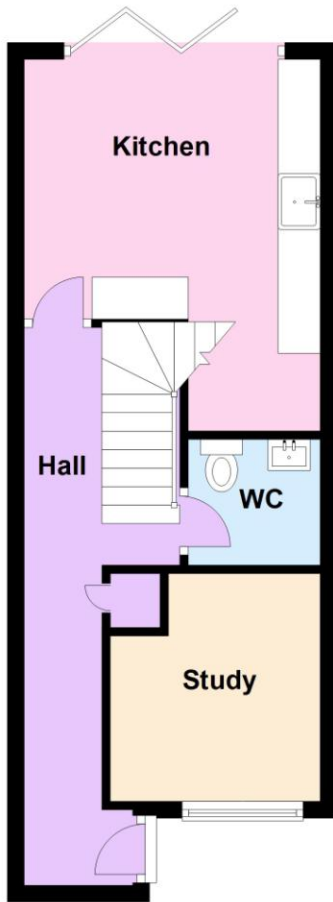
The vendor advises that the boiler was fitted within the last two years and is controlled with a Hive system.

AWAITING EPC RATING

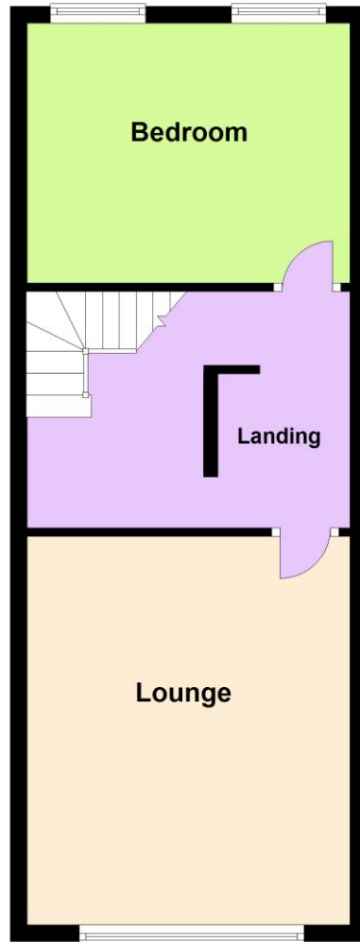
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



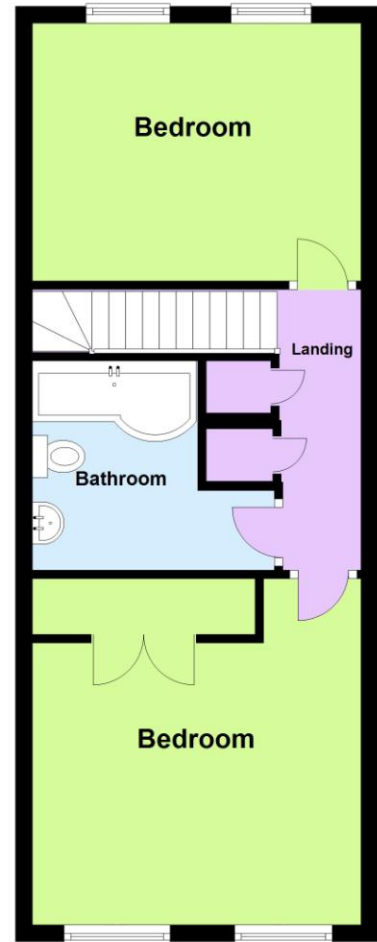
Ground Floor



First Floor



Second Floor



Awaiting EPC

Regulated by RICS

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