



**RONA**  
SALES & LETTINGS

**Penrith Crescent** Wickford  
**£415,000**

- Four bedroom link detached
- 17'3 lounge/diner
- Modern fitted kitchen
- Ground floor cloakroom

A beautifully presented four bedroom detached home located just a short walk from Wickford Town Centre and mainline railway station to London. Built in 2012, this property boasts many features including a quality fitted kitchen, ground floor cloakroom, 17'3 lounge/diner, en-suite shower room to master bedroom and modern three piece bathroom suite. Externally, there is a pleasant westerly facing rear garden and carport with off street parking for two vehicles. Early viewing advised.





#### **ENTRANCE**

Door to:

#### **PORCH**

Double glazed obscure door to:

#### **ENTRANCE HALL**

Laminate wood flooring, storage cupboard, stairs to first floor landing and doors to;

#### **GROUND FLOOR CLOAKROOM**

Double glazed obscure window to front, low level WC and pedestal wash hand basin with tiled surround, radiator, Karndean tiled flooring.

#### **KITCHEN**

11' 4" x 9' 4" (3.45m x 2.84 m)

Double glazed window to front, range of eye and base level units with work surfaces over, incorporating sink unit with mixer tap, integrated gas hob with extractor over, built in oven and microwave, glass splash back, inset spotlights to ceiling, integrated dishwasher, washing machine and fridge/freezer, Karndean tiled flooring.



#### **LOUNGE/DINER**

17' 1" x 13' 8" (5.21m x 4.17m)

Double glazed window to rear, double glazed French doors to rear, two radiators, under stairs storage cupboard.

#### **FIRST FLOOR LANDING**

Airing cupboard housing cylinder and boiler, radiator and doors to;

#### **BEDROOM ONE**

11' 4" x 10' 6" (3.45m x 3.2m)

Double glazed window to front, radiator, fitted wardrobes and door to;



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

Three piece suite comprising low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower, tiled walls and Karndean tiled flooring.

#### **BEDROOM TWO**

10' 6" x 8' 8" (3.2m x 2.64m)

Double glazed window to rear, radiator, access to loft.

#### **BEDROOM THREE**

8' 2" x 7' 4" (2.49m x 2.24m)

Double glazed window to rear, radiator.



#### **BEDROOM FOUR**

8' x 6' 6" (2.44m x 1.98m)

Double glazed window to front, radiator.

#### **FAMILY BATHROOM**

Three piece suite comprising low level w.c, vanity wash hand basin with mixer tap, double ended bath with shower, tiled Karndean tiled flooring and tiled walls, heated towel rail, extractor fan.

#### **EXTERIOR**

Westerly facing rear garden commencing with a paved patio to immediate rear, the remainder is laid to lawn with a paved pathway, fencing to boundaries, outside tap, outside light, gated side access.

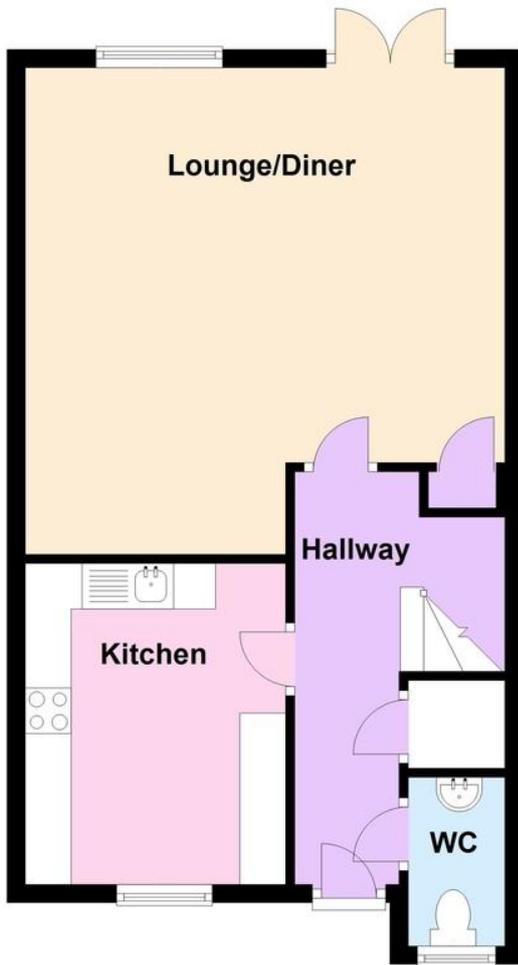


There is a carport to the side of the property and off street parking via a block paved driveway for two vehicles.

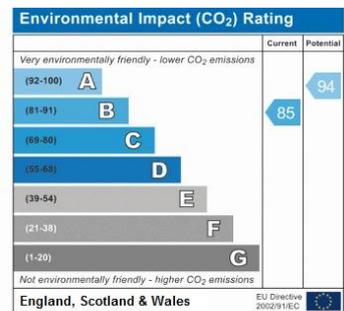
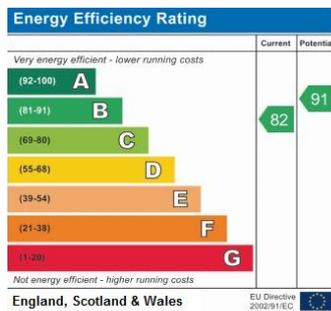
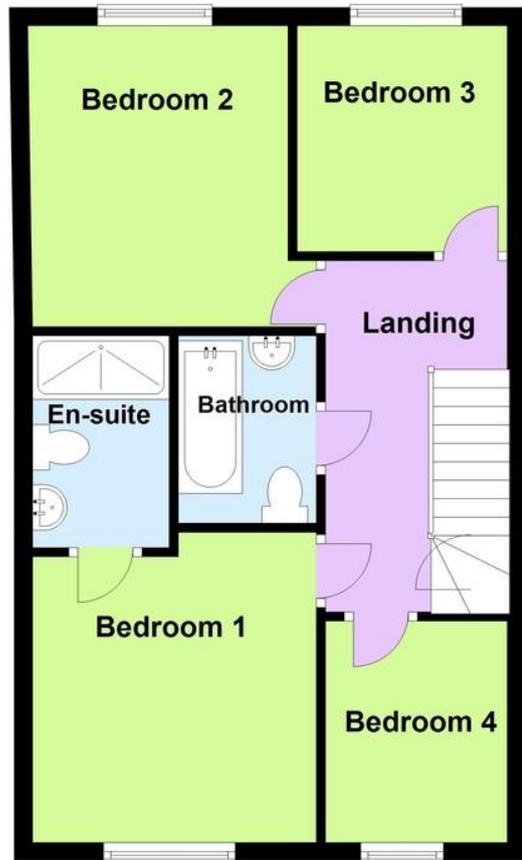
Agents note: The vendor advises that the property also benefits from having Solar Panels

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

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