

 NO ONWARD CHAIN



**RONA**  
SALES & LETTINGS

**Oakhurst Close** Wickford  
**£325,000**

- Two double bedrooms
- Extended Carter and Ward bungalow
- 13' Lounge
- 14' Dining room

An extended two bedroom 'Carter and Ward' built bungalow located in the popular London Road area of Wickford. The property features two double bedrooms, fitted kitchen, modern shower room, 13' lounge open plan to 14' dining room, double glazing and gas central heating. Situated in a pleasant cul de sac with green to the front, this home also boasts a detached garage to the rear and off street parking. Walking distance to local shops and amenities and mainline railway station to London. Available with no onward chain.





#### **ENTRANCE**

Via obscure double glazed door to:

#### **PORCH**

Double glazed windows to front and side, further door to:

#### **INNER HALLWAY**

Coved ceiling, loft access via ladder with (combi boiler to loft space fitted approx. 3 years ago), radiator to side, built in storage cupboard, doors to:

#### **SHOWER ROOM**

Obscure double glazed window to side, double width shower cubicle with wall mounted electric shower, wash hand basin with mixer tap and cupboard beneath, low level w.c, radiator to side, tiled walls.

#### **KITCHEN**

10' 9" x 8' 5" (3.28m x 2.57 m)

Coved ceiling, double glazed window to side, double glazed door to side, range of eye and base level units with roll edge work surfaces over incorporating sink and drainer unit with mixer tap, space and plumbing for appliances, tiled splash backs, vinyl flooring.



#### **BEDROOM TWO**

10' x 9' 11" (3.05m x 3.02m)

Double glazed window to front, radiator to front.

#### **BEDROOM ONE**

9' 11" x 12' 10" (3.02m x 3.91m)

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

#### **DINING ROOM**

14' x 9' 2" (4.27m x 2.79m)

Coved ceiling, double radiator to front, open plan to;

#### **LOUNGE**

13' x 11' 3" (3.96m x 3.43m)

Coved ceiling, double glazed windows to side and rear, double glazed door to rear, radiator to rear.

#### **EXTERIOR**

Rear garden commencing with patio area to side, the remainder is laid to lawn, range of fencing to boundaries, vegetable patch and gated side access.

Detached garage with up and over door to front, off street parking, access to rear via shared driveway, lawned front garden.



#### **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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

