



**RONA**  
SALES & LETTINGS

**Church End Avenue** Runwell

**Guide price £400,000-£425,000**

- Refurbished throughout
- Extended three bedroom bungalow
- Stunning open plan living
- Quality fitted kitchen

An extended three bedroom semi detached bungalow which has been refurbished to a high specification throughout. The property boasts stunning 22'10 x 18'4 open plan living to the rear with a modern fitted kitchen, luxury four piece bathroom suite and en-suite shower room to master bedroom. Further features include a newly fitted central heating system, large west backing rear garden and an abundance of off street parking via a large independent driveway. The property is located in the popular area of Runwell and is within walking distance of Wickford Town Centre and mainline railway station to London.





#### **ENTRANCE**

Via obscure double glazed leadlight door to:

#### **INNER HALLWAY**

Double radiator to side, LED spotlights to ceiling, loft hatch, newly fitted carpet, doors to:

#### **BEDROOM ONE**

12' 5" x 9' 11" (3.78m x 3.02m)

LED spotlights to ceiling, double glazed window to front, double radiator to front, newly fitted carpet, door to:

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

LED spotlights to ceiling, fully tiled built in shower cubicle with wall mounted shower unit and raindrop style shower head, wash hand basin with mixer tap and cupboard beneath, low level w.c, heated chrome towel rail, tiled flooring.

#### **BEDROOM TWO**

11' 3" x 9' 10" (3.43m x 3m)

Double glazed window to front, LED spotlights to ceiling, double radiator to front, newly fitted carpet.



### **BEDROOM THREE**

8' 9" x 8' 8" (2.67m x 2.64m)

LED spotlights to ceiling, double glazed window to side, double radiator to side, newly fitted carpet.

### **BATHROOM**

LED spotlights to ceiling, obscure double glazed window to side, fully tiled shower cubicle with wall mounted shower unit and raindrop style shower head, panelled bath with mixer tap, low level w.c, wash hand basin with mixer tap and cupboard beneath, heated chrome towel rail, tiled walls and flooring.

### **OPEN PLAN LIVING**

24' reducing to 18'4 x 22' 10" (7.32m x 6.96m)

Double glazed window to rear and double glazed French doors to rear, LED spotlights to ceiling with double glazed roof lantern, laminate wood flooring, double radiator to side, built in storage cupboard housing newly fitted boiler system and kitchen area comprising of range of eye and base level units with rolled edge work surface, tiled splash backs, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated dishwasher, integrated four ring electric hob and oven with stainless steel extractor above, space and plumbing for appliances.



### **EXTERIOR**

West backing rear garden commencing with a substantial raised decked patio area, the remainder is laid to lawn with a range of fencing to boundaries and double gated side access. The front and side of the property afford off street parking for several vehicles via an independent gravelled 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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