

 NO ONWARD  
CHAIN



**RONA**  
SALES & LETTINGS

**Downham Road** Wickford  
**OIEO £425,000**

- Three bedroom detached chalet
- Popular Brock Hill location
- Generous room sizes throughout
- Large south facing rear garden

An extended three bedroom detached chalet located in the sought-after area of Brock Hill in Wickford. The property requires some general modernization and is particularly versatile in terms of the accommodation, with the keys features including exceedingly well-proportioned rooms throughout, a larger than average plot including south facing rear garden and ample off street parking with attached garage. Available with no onward chain. An early viewing is highly recommended.





#### **ENTRANCE**

Via obscure glazed wooden door to:

#### **INNER HALLWAY**

20' 7" x 6' 9" (6.27m x 2.06 m)

Textured ceiling, radiator to rear, staircase to first floor, doors to:

#### **SITTING ROOM/GROUND FLOOR BEDROOM**

19' 4" x 11' 11" (5.89m x 3.63m)

Textured ceiling, two double glazed windows to front, two obscure double glazed windows to side, feature fireplace.

#### **GROUND FLOOR CLOAKROOM/UTILITY**

6' 8" x 5' 4" (2.03m x 1.63 m)

Obscure double glazed window to side, low level w.c, pedestal wash hand basin, plumbing for washing machine, radiator to side.

#### **KITCHEN**

11' x 9' 8" (3.35m x 2.95m)

LED spotlights to ceiling, double glazed window to side, glazed internal window to rear, range of matching eye and base level units with granite work surfaces over incorporating stainless steel sink and drainer unit with mixer tap, integrated electric oven and hob with extractor above, wall mounted combi boiler, integrated fridge.





#### **LOUNGE**

19' 5" x 11' (5.92m x 3.35m)

Textured ceiling, two double glazed windows to rear, double glazed door to rear, two double radiators to rear.

#### **DINING ROOM**

8' 11" x 14' 11" (2.72m x 4.55m)

Textured ceiling, double glazed window to side, double radiator to rear, double glazed patio doors to;

#### **LEAN TO**

14' 11" x 6' 8" (4.55m x 2.03m)

Perspex roof, glazed windows to side, door to side and further door to;



#### **GARDEN ROOM**

16' 3" x 8' 2" (4.95m x 2.49m)

Glazed window to rear, glazed door to side.

#### **FIRST FLOOR LANDING**

Textured ceiling, doors to:

#### **BEDROOM TWO**

12' 10" x 12' 2" (3.91m x 3.71m)

Textured ceiling, double glazed windows to front and side, radiator to side, range of fitted wardrobes.

#### **BEDROOM ONE**

12' 10" x 10' 10" (3.91m x 3.3m)

Textured ceiling, double glazed door and window opening to ground floor extension, double radiator to rear, eaves storage, loft access.



#### **SHOWER ROOM**

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

#### **EXTERIOR**

Large south facing rear garden commencing with a substantial paved patio to immediate rear, the remainder is laid to artificial lawn with a range of fencing to boundaries, feature flower beds to borders and rear access to garage.

#### **GARAGE 19' 10"**

Electric up and over door to front, power and light connected, glazed window to rear.

There is off street parking to the front of the property for 3-4 vehicles via a large, paved independent driveway

#### **AWAITING EPC RATING**

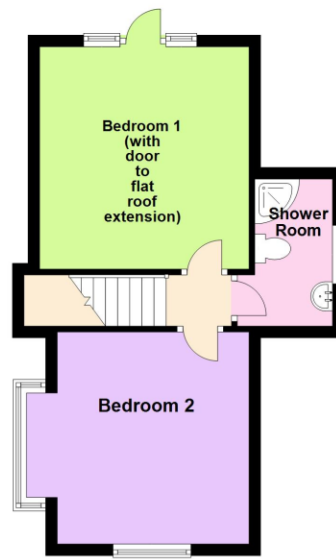
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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