



RONA
SALES & LETTINGS

Borwick Lane
Wickford, SS12 0QA

£450,000

- Plot of 0.36 Acres
- Two bedroom detached bungalow
- Two reception rooms
- Large detached garage

A detached two bedroom bungalow with two reception rooms and a modern fitted kitchen and wet room. The property boasts a plot of 0.36 acres and is situated in a popular semi rural location offering easy access to the A127. Further features include a sweep in and out driveway with a large detached garage, two separate electric gates and no onward chain. The property previously had planning granted for a detached bungalow, and although this planning has now expired the vendor has recently had a positive pre-application meeting with the council regarding future development.





ENTRANCE

Via obscure double glazed composite door to:

INNER HALLWAY

Ceramic tiled flooring, doors to:

WET ROOM

8' 5" x 5' 11" (2.57m x 1.8m)

Obscure double glazed window with fitted shutter blinds to side, wash hand basin with mixer tap with fitted storage beneath, low level w.c, wall mounted electric shower, vinyl flooring, partly tiled walls, heated chrome towel rail.

KITCHEN

12' 2" x 6' 11" (3.71m x 2.11m)

Double glazed window to side, double glazed window to front, range of matching eye and base level units with roll edge work surfaces above incorporating one and a half bowl sink and drainer unit, integrated four ring electric hob and double oven, tiled splash backs, space for fridge/freezer, ceramic tiled flooring, plumbing for washing machine.



DINING ROOM

13' 1" x 7' 6" (3.99m x 2.29m)

Double glazed skylight window to ceiling, double glazed window with fitted shutter blinds to rear, double glazed French doors to rear, solid wood flooring, double internal doors to:

LOUNGE

14' 6" x 11' 6" (4.42m x 3.51m)

Loft access, two double glazed Oriel bay windows to front, cast iron feature fireplace with marble effect hearth and tiled surround.



BEDROOM TWO

10' 10" x 7' 8" (3.3m x 2.34m)

Double glazed window with fitted shutter blinds to side, solid wood flooring, electric radiator to side, door to:

BEDROOM ONE

12' 2" x 11' 9" (3.71m x 3.58m)

Coved ceiling, double glazed oriel bay window to side, electric radiator.

REAR GARDEN

Situated on a plot of approx 0.36 acres. The rear garden benefits from two separate electric gates with a sweep in and out driveway and a large detached garage. The plot is majority laid to lawn with a range of flowers and shrubs and a timber summerhouse.

AGENTS NOTE

The vendor previously had planning permission for a new build detached bungalow, which has now expired. More recently the vendor has had a positive pre-application meeting with the council regarding future planning.



Ground Floor



Awaiting EPC

Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

