

 NO ONWARD CHAIN



RONA
SALES & LETTINGS

Nevendon Road Wickford
£400,000

- Four/five bedrooms
- 15'2 Lounge
- 13'2 Dining Room
- 14'2 Kitchen

A four/five bedroom detached chalet requiring modernization. This versatile home boasts generously sized accommodation throughout including separate lounge and dining room, 14'2 kitchen, a good size west facing rear garden and off street parking. Located within walking distance of Wickford Town Centre and mainline railway station to London. Available with no onward chain.





ENTRANCE

Via glazed door to:

INNER HALLWAY

Textured and covered ceiling, stairs to first floor, radiator to side, doors to:

LOUNGE

15' 2" into bay x 11' 11" (4.62m x 3.63m)

Textured and covered ceiling, double glazed bay window to front, feature fireplace with inset gas fire, radiators to front and side.

GROUND FLOOR BEDROOM/RECEPTION ROOM

14' 11" into bay x 10' 7" (4.55m x 3.23m)

Textured and covered ceiling, double glazed bay window to front, feature fireplace with inset gas fire, radiator to front.

BEDROOM/RECEPTION ROOM

12' 1" x 10' 3" (3.68m x 3.12m)

Textured and covered ceiling, obscure double glazed window to rear.

BATHROOM

Textured and covered ceiling, obscure double glazed window to rear, panelled bath, low level w.c, wash hand basin, vinyl flooring, radiator to side, tiled walls.



DINING ROOM

13' 2" x 10' 4" (4.01m x 3.15m)

Coved ceiling, double glazed window to side, feature fireplace with inset gas fire, built in storage cupboard.

KITCHEN

14' 2" x 6' 11" (4.32m x 2.11m)

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

LEAN TO

Perspex roofing, sliding doors to rear leading to additional lean to;

FIRST FLOOR LANDING

Textured ceiling, doors to:

W.C

Double glazed window to rear, pedestal wash hand basin, low level w.c.

BEDROOM

18' 6" x 10' 1" (5.64m x 3.07m)

Textured and coved ceiling, double glazed windows to front and rear, double radiator to rear, built in storage cupboard.



BEDROOM

14' x 12' 11" (4.27m x 3.94m)

Textured and coved ceiling, double glazed window to front, radiator to front, door to;

DRESSING ROOM/ADDITIONAL BEDROOM

11' x 5' 4" (3.35m x 1.63m)

Double glazed window to rear, radiator to rear and built in storage cupboard.



EXTERIOR

Large west facing rear garden laid mainly to lawn, range of fencing to boundaries, timber shed and gated side access. The front garden is mainly paved with a range of feature flower beds and off street parking via an 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 layout.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Regulated by RICS

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