



RONA
SALES & LETTINGS

Egbert Gardens Wickford

£465,000

- Extended detached bungalow
- Three double bedrooms
- 19'10 High-spec Kitchen/diner
- 13'10 Lounge

An extended three double bedroom detached bungalow located in the sought-after Swan Lane area of Wickford. The property has undergone extensive refurbishment in recent years with the main features including a stunning high specification kitchen/diner with centre island, modern three piece bathroom suite, garage with ample off street parking and a large rear garden of approx. 100ft complete with timber cabin/games room. An early inspection is essential in order to appreciate the quality of accommodation on offer. Available with no onward chain.





ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Solid Oak flooring, feature vertical radiator, doors to:

BATHROOM

7' 10" x 5' 9" (2.39m x 1.75m)

Spotlights to ceiling, obscure double glazed window to side, bath with mixer tap and shower attachment over and tiled surround, pedestal wash hand basin with mixer tap, tiled walls and flooring.

BEDROOM ONE

13' 11" x 11' (4.24m x 3.35m)

Double glazed bay window to front, double radiator to front.

BEDROOM TWO

11' 4" x 8' 10" (3.45m x 2.69m)

Double glazed window to side, double radiator to side.

BEDROOM THREE

11' 10" x 9' 4" (3.61m x 2.84m)

Double glazed window to front, double radiator to front, fitted wardrobes.



LOUNGE

13' 10" x 10' 6" (4.22m x 3.2m)

Double glazed window to side, double radiator to side, solid Oak wood flooring, open plan to:

KITCHEN/DINER

19' 10" x 11' 6" (6.05m x 3.51m)

Spotlights to ceiling, double glazed patio doors to rear, double glazed window to rear, range of matching eye and base level units with Oak work tops, incorporating composite sink and drainer unit with mixer tap, centre island, space for Range style cooker, space for American style fridge/freezer, two built in storage cupboards, space and plumbing for appliances and solid Oak wood flooring.

EXTERIOR

Approximately 100ft rear garden commencing with a patio area to the immediate rear, the remainder being laid to lawn with flower beds to borders and range of fencing to boundaries, gated side access, feature fishpond, rear access to garage and timber cabin.

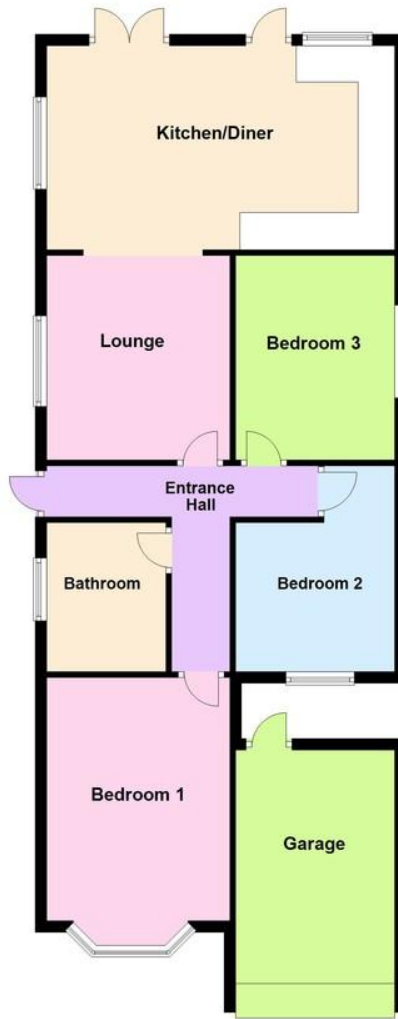
TIMBER CABIN

12' 7" x 10' 9" (3.84m x 3.28m)

Power and light connected, storage area, glazed windows to front and side and glazed doors to front aspect.



Ground Floor



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

Regulated by RICS

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