



RONA
SALES & LETTINGS

West Beech Avenue Wickford
OIEO £400,000

- Three bedroom link detached
- Quality fitted kitchen
- Modern three piece bathroom suite
- 24'10 Lounge/diner

A beautifully presented three bedroom link-detached home located just a short walk from Wickford Town Centre and mainline railway station to London. The property features a recently re-fitted high specification kitchen with utility room, 24'10 lounge/diner, modern bathroom suite, attractive rear garden, integral garage and off street parking. Ideally situated for local schools, shops and amenities. An early viewing is essential in order to appreciate the quality of accommodation on offer.





ENTRANCE

Via obscure double glazed composite door to:

INNER HALLWAY

Textured ceiling, built in double cupboard, radiator to side, luxury vinyl tiled flooring, stairs to first floor, doors to:

LOUNGE/DINER

24' 10" x 14' 10" (7.57m x 4.52m)

Double glazed window to front, textured ceiling, brick-built feature fireplace, double glazed French doors and window to rear.

KITCHEN

9' 3" x 8' 3" (2.82m x 2.51 m)

Spotlights to ceiling, double glazed window to rear, range of matching eye and base level units with work surfaces over, incorporating one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated four ring gas hob and electric oven with stainless steel extractor above, space for fridge/freezer, tiled splash backs, space for dishwasher, obscure double glazed door to:



UTILITY ROOM

11' 0" x 8' 8" (3.35m x 2.64 m)

Double glazed door and window to rear, range of eye and base level units with work surfaces over, space and plumbing for appliances, door to garage.

FIRST FLOOR LANDING

Textured ceiling, double glazed window to side, access to loft via hatch (loft ladder, power and light connected), airing cupboard, radiator to side, doors to:

BEDROOM ONE

12' 8" x 10' 5" (3.86m x 3.18m)

Textured and coved ceiling, double glazed window to front, radiator to front.

BEDROOM TWO

11' x 9' 6" (3.35m x 2.9m)

Textured and coved ceiling, double glazed window to rear.

BEDROOM THREE

9' 6" x 7' 4" (2.9m x 2.24m)

Double glazed window to front.

BATHROOM

Textured ceiling, obscure double glazed window to rear, wash hand basin with mixer tap, wall mounted electric shower, radiator to side, luxury vinyl tiled flooring.

WC

Textured ceiling, obscure double glazed window to front, low level w.c, luxury vinyl tiled flooring.

EXTERIOR

The rear garden commences with a decked area to the immediate rear, the remainder is laid to lawn with further timber decked area and Pergola to rear, fencing to boundaries and feature flower beds to borders.

Integral garage with power and lighting and off street parking to the front of the property with additional lawned front garden.



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



Regulated by RICS

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