



RONA
SALES & LETTINGS

Runwell Road Wickford
£600,000

- Four bedroom detached chalet
- Rear garden approaching 300ft
- 24' Lounge
- 18' Kitchen/breakfast room

A substantial four bedroom detached chalet bungalow occupying a generous plot with a stunning rear garden approaching 300ft. The property features generously proportioned rooms throughout, including 24' x 15' lounge, 18' x 13' kitchen/breakfast room, separate dining area and modern fitted shower room. Externally, this home also boasts an outdoor swimming pool, an abundance of off street parking and integral garage. The property is located in the sought-after area of Runwell and is within walking distance of local schools, shops and mainline railway station to London. Potential to extend/re-develop subject to planning permission. Early viewing is strongly advised.





ENTRANCE

Via obscure glazed door to;

HALLWAY

12' x 5' (3.66m x 1.52m)

Glazed bay window to front, double radiator to front, door to integral garage and archway to;

LOUNGE

24' x 15' (7.32m x 4.57m)

Double glazed window to front, double radiator to side, double glazed patio doors to rear and double internal doors to;

KITCHEN/BREAKFAST ROOM

18' x 13' (5.49m x 3.96m)

Textured ceiling, double glazed door and window to side, range of matching eye and base level units with work surfaces over, incorporating stainless steel sink and drainer unit with mixer tap, integrated four ring gas hob and electric oven, integrated microwave, integrated dishwasher, double cupboard with shelving and space for fridge/freezer, two additional built in storage cupboards, tiled flooring, open plan to;



DINING ROOM

10' x 9' (3.05m x 2.74m)

Textured ceiling, double glazed window to side, part wood panelled walls, radiator to side.

SECOND HALL

Textured and covered ceiling, tiled flooring, double radiator to rear, built in storage cupboard, doors to:

SHOWER ROOM

8' x 7' (2.44m x 2.13m)

Wood panelled ceiling, obscure double glazed window to side, wash hand basin with mixer tap and storage beneath, double width walk in shower cubicle, tiled walls and flooring, heated chrome towel rail.

W.C

6' x 3' (1.83m x 0.91m)

Obscure double glazed window to side, low level w.c, tiled walls and flooring.



BEDROOM ONE

13' 6" x 11' 6" (4.11m x 3.51m)

Coved ceiling, double glazed windows to side and rear, double radiator to front, range of fitted bedroom furniture.

BEDROOM TWO

14' 6" x 11' (4.42m x 3.35m)

Coved ceiling, double glazed window to rear, double radiator to rear, range of fitted bedroom furniture.



OFFICE

10' 0" x 7' 0" (3.05m x 2.13m)

Textured and covered ceiling, double glazed window to side, radiator to side, stairs to first floor, double cupboard.

FIRST FLOOR LANDING

Doors to;

BEDROOM FOUR

9' 6" x 9' (2.9m x 2.74m)

Textured and covered ceiling, double glazed window to side, radiator to side, walk in wardrobe, access to eaves storage space.

BEDROOM THREE

16' x 15' (4.88m x 4.57m)

Coved ceiling, two double glazed windows to side, further glazed window to rear with views over garden, radiator to side.



EXTERIOR

Rear garden approaching 300ft commencing with a substantial paved patio area, heated outdoor swimming pool, canopied alfresco seating area to the side with double gated access, the remainder of the garden is laid to lawn with a comprehensive range of mature trees and shrubs to borders, timber summer house, further brick built cladded storage shed, green house, fencing to boundaries and gated rear access. The front of the property features off street parking for several vehicles via a large independent driveway with feature flower bed.

INTEGRAL GARAGE

20' x 10' 2" (6.1m x 3.1m)

Obscure glazed window to side, bi-folding timber doors to front, power and lighting.



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.

Regulated by RICS

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