

 SPACIOUS
FAMILY HOME



RONA
SALES & LETTINGS

London Road Wickford
£450,000

- Four bedroom semi detached
- En-suite shower room
- 20'2 Lounge
- Dining Room

A beautiful four bedroom semi detached home located in the sought-after London Road area of Wickford. The property boasts spacious accommodation throughout including a 20'2 lounge with separate dining room, 14'5 kitchen, ground floor cloakroom and 13'8 master bedroom with en-suite. Further features include a good size rear garden, ample off street parking via a large independent shingled driveway and integral garage. An early viewing is essential in order to appreciate the size of accommodation on offer.





ENTRANCE

Via obscure double glazed door to;

HALLWAY

Spotlights to coved ceiling, dado rail, stairs to first floor, double radiator to side, laminate flooring, door to:

DINING ROOM

10' 2" x 9' (3.1m x 2.74m)

Spotlights to coved ceiling with feature coloured LED up-lighting, double glazed leaded light bow window to front, radiator to front, laminate flooring, double doors to rear.

GROUND FLOOR CLOAKROOM

Spotlights to ceiling, obscure double glazed leaded light window to side, low level w.c, wash hand basin with mixer tap and cupboard beneath, tiled walls, laminated wood flooring.

LOUNGE

20' 2" x 11' 10" (6.15m x 3.61m)

Spotlights to ceiling with feature coloured LED up-lighting, double glazed patio doors to rear, feature fireplace with marble effect hearth, radiator to side, laminate wood flooring.



KITCHEN

14' 8" x 8' (4.47m x 2.44m)

Spotlights to ceiling, double glazed leaded light window to rear, double glazed leaded light door and window to side, range of matching eye and base level units with Quartz worktops, space for Range style cooker with extractor above, sink and drainer unit with mixer tap, space and plumbing for appliances, radiator to front.

FIRST FLOOR LANDING

Loft access via hatch, airing cupboard, doors to:

BEDROOM ONE

13' 8" x 11' 11" (4.17m x 3.63m)

Spotlights to ceiling, double glazed leaded light window to rear, radiator to rear, door to:

EN-SUITE SHOWER ROOM

Spotlights to ceiling, corner shower cubicle with wall mounted shower unit, low level w.c, wash hand basin with mixer tap and storage beneath, heated towel rail, tiled walls and flooring.

BEDROOM TWO

12' 3" x 9' 1" (3.73m x 2.77m)

Spotlights to ceiling, double glazed leaded light window to front, radiator to front, laminate wood flooring.

BEDROOM THREE

13' 9" x 7' 11" (4.19m x 2.41m)

Spotlights to ceiling, double glazed leaded light window to rear, radiator to rear.

BEDROOM FOUR

10' x 7' 7" (3.05m x 2.31m)

Spotlights to ceiling, double glazed leaded light window to front, radiator to front.

BATHROOM

Spotlights to ceiling, double glazed obscure leaded light window to side, tiled walls, P-shaped panelled bath with mixer tap and wall mounted electric shower, low level w.c, wash hand basin with mixer tap and storage beneath, heated chrome towel rail, tiled walls and flooring.

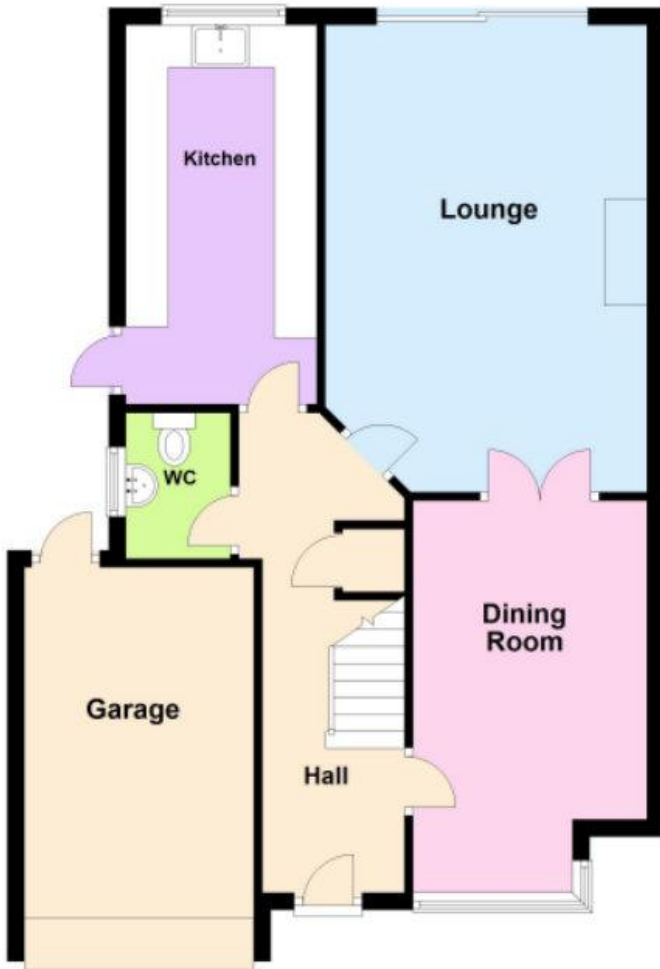
EXTERIOR

The rear garden commences with a Sandstone paved patio, the remainder is laid to lawn with a range of feature flower beds to borders, fencing to boundaries, timber summerhouse, timber shed and gated side access. The front of the property features a large, shingled driveway and access to integral garage via roller door.

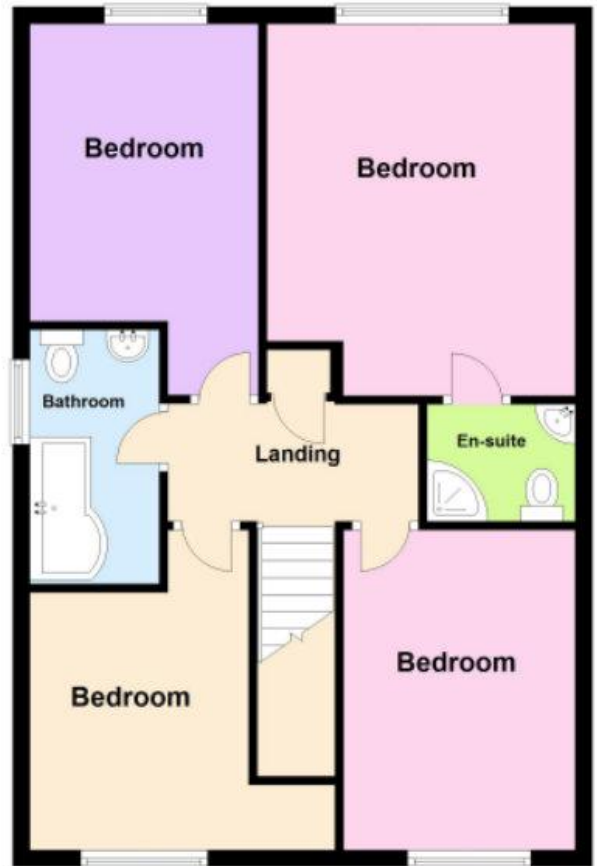
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

