



RONA
SALES & LETTINGS

Deirdre Avenue Wickford
OIEO £360,000

- Two double bedrooms
- 90ft West facing rear garden
- Loft room (potential to convert to bedrooms STLPP)
- Breakfast room

A two double bedroom 'Carter and Ward' built semi detached bungalow situated in the popular London Road area of Wickford. Features include a modern fitted kitchen with breakfast room, converted loft room with dressing area, modern three piece bathroom suite and a superb 90ft west backing rear garden with log cabin/office. In our opinion, this property represents an ideal opportunity for any buyer looking to extend or add additional bedrooms to the loft space subject to planning consent. Walking distance to local school, shops and mainline railway station to London. Viewing advised.





ENTRANCE

Via obscure double glazed door, leading to:

PORCH

Storage cupboard to rear, door to:

INNER HALLWAY

Radiator to side aspect, laminate wood flooring and doors to:

LOUNGE

12' 0" x 11' 0" (3.66m x 3.35m)

Coved ceiling, double glazed bay window to front, double radiator to rear, doorway to:

BEDROOM TWO / DINING ROOM

12' 0" x 9' 10" (3.66m x 3m)

Coved ceiling, double glazed window to front, radiator, stairs to loft room.

BEDROOM ONE

10' 0" x 9' 0" (3.05m x 2.74m)

Coved ceiling, double glazed window to rear, radiator, mirror fronted wardrobes.



BATHROOM

Ceiling with inset spotlights, obscure double glazed window to rear, low level w/c, pedestal wash hand basin with mixer tap, panelled bath with centre mixer tap and wall mounted shower, heated towel rail, tiled walls and ceramic tiled flooring.

KITCHEN

7' 10" x 7' 0" (2.39m x 2.13m)

Range of matching eye and base level units with work surfaces above, inset sink and drainer unit with mixer tap, integrated oven with electric hob and extractor above, integrated dishwasher, space and plumbing for appliances, gas boiler, ceramic tiled flooring, open to:



BREAKFAST ROOM

8' 0" x 7' 4" (2.44m x 2.24m)

Double glazed window to rear, glazed door to garden, tiled flooring, space for appliance.

LOFT ROOM

Double glazed Velux windows to front and rear, feature exposed wooden beams, separate dressing area and eaves storage. (potential to fully extend and convert to bedrooms subject to local planning approval).

WEST BACKING REAR GARDEN

Approx. 90ft in length, commencing with a substantial patio area, the remainder is laid mainly to lawn, side access gate, external water tap, fencing to boundaries, timber log cabin with power and lighting connected, further brick-built storage unit to the rear. The front of the property features off street parking for a number of vehicles via an independent driveway.



LOG CABIN / OFFICE

Power and lighting, double doors, windows to front and side.

EXTERIOR

The front offers ample off street parking via independent driveway.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Regulated by RICS

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