



RONA
SALES & LETTINGS

Runwell Gardens

£385,000

Runwell, Wickford, SS11 7DW

- Spacious three bedroom semi-detached home
- Wider than average plot
- Dining room / potential bedroom four
- No onward chain

An extremely spacious three bedroom semi-detached house situated in a popular cul-de-sac location in Runwell. Occupying a wider than average plot, the property is available with the added advantage of no onward chain and benefits from a lounge/diner 16'9 x 16'7, ground floor cloakroom, utility room, family bathroom 8'9 x 8'2, large entrance hall and further dining room which if required could be used as a fourth bedroom. Externally the property boasts a wider than average plot with a large, detached workshop (potential to use as a home office) and ample off street parking to the front. The vendors advise that a new boiler system has been recently installed and that the property has an alarm system, which has a service contract with ADT. Early viewing advised





ENTRANCE

Via glazed door to porch:

PORCH

Further obscure glazed door to:

INNER HALLWAY

Staircase to first floor, textured and covered ceiling, radiator to side, Parquet style flooring and doors to:

GROUND FLOOR CLOAKROOM

Double glazed window to front, wash hand basin, low level w.c, radiator to side, tiled flooring.

DINING ROOM/POTENTIAL GROUND FLOOR BEDROOM

10' 8" x 8' 5" (3.25m x 2.57m)

Coved ceiling, double glazed bow window to front, radiator to side, further double glazed window to side.

UTILITY ROOM

8' 8" x 4' 10" (2.64m x 1.47m)

Range of eye and base level units with roll edge work surfaces over, stainless steel sink unit with mixer tap, space and plumbing for appliances, tiled walls and flooring.



KITCHEN

9' 7" x 9' 4" (2.92m x 2.84m)

Spotlights to ceiling, double glazed window to side, double glazed door to side, range of eye and base level units with roll edge work surfaces over incorporating sink and drainer unit with mixer tap, integrated induction four ring hob and oven with extractor above, stainless steel tiled splash back, space for appliances, wood flooring, breakfast bar unit.

LOUNGE

16' 9" x 16' 7" (5.11m x 5.05m)

Coved ceiling, double glazed window to rear, double glazed patio doors to rear, double radiator to side, dado rail.



FIRST FLOOR LANDING

Textured ceiling, loft hatch (lighting and fully boarded)

BEDROOM ONE

14' 5" x 12' (4.39m x 3.66m)

Spotlights to coved ceiling, double glazed window to rear, radiator to rear, range of fitted wardrobes.

BATHROOM

8' 9" x 8' 2" (2.67m x 2.49m)

Obscure double glazed window to side, wash hand basin with mixer tap and cupboard beneath, low level w.c, heated towel rail, P-shaped bath with wall mounted shower unit, two heated towel rails, vinyl flooring.



BEDROOM TWO

13' 3" x 9' (4.04m x 2.74m)

Textured and coved ceiling, double glazed window to front, radiator to front, range of fitted wardrobes.

BEDROOM THREE

8' 9" x 7' 4" (2.67m x 2.24m)

Textured and coved ceiling, double glazed window to front, radiator to front, range of fitted storage.

EXTERIOR

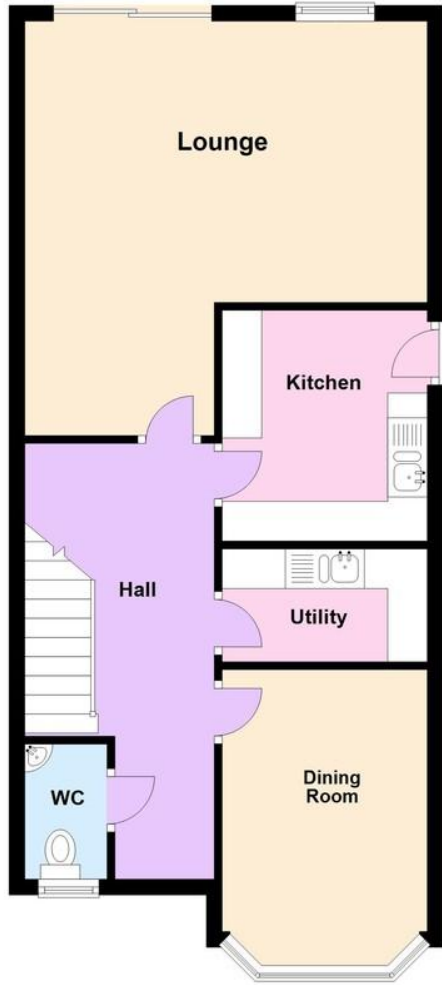
Fully paved low maintenance rear garden, range of attractive raised feature flower beds, fencing to boundaries, gated side access, exterior power and lighting. Detached workshop/summer house 17'7 x 8'8, which is concrete with wooden cladding with power, lighting, running water, drainage and double glazed lockable windows (Would also make a fantastic opportunity to be used as a home office and is fully alarmed). The front of the property affords off street parking for a number of vehicles via an independent driveway with further lawned front garden.

AWAITING EPC RATING

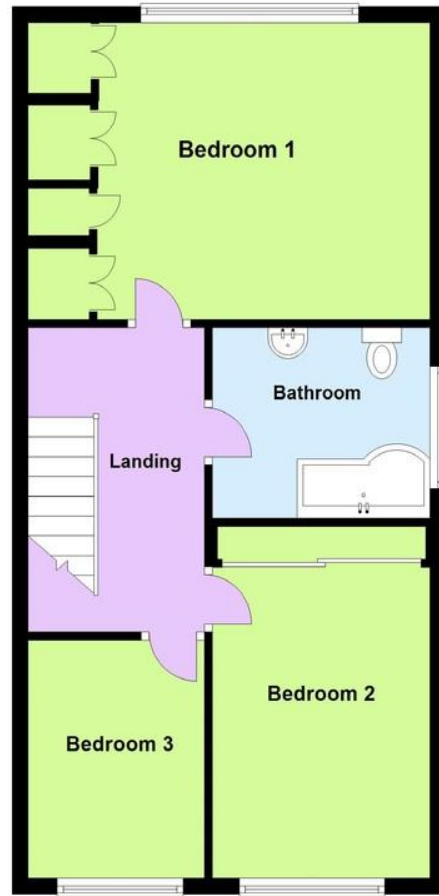
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Awaiting EPC

Regulated by RICS

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