



RONA
SALES & LETTINGS

Park Close Wickford
£340,000

- Three bedroom semi detached house
- Refurbished throughout in recent years
- Modern fitted kitchen/breakfast room
- 12'8 Lounge

A beautifully presented three bedroom semi detached home, located within walking distance of Wickford Town Centre and mainline railway station to London. This home has been greatly improved in recent years and benefits from a beautiful open plan kitchen/breakfast room, 12'8 lounge, modern three piece bathroom suite, good size rear garden with timber bar/outbuilding and off street parking. An early viewing is essential in order to appreciate the quality of accommodation on offer.





ENTRANCE

Via double glazed composite door to;

INNER HALLWAY

16' 1" x 5' 11" (4.9m x 1.8m)

Two obscure double glazed windows to front, staircase leading to first floor, radiator to side, Karndean flooring, under stairs storage cupboard and doors to;

LOUNGE

12' 9" x 11' into bay (3.89m x 3.35m)

Smooth plastered ceiling, double glazed bay window to front and radiator.



KITCHEN/BREAKFAST ROOM

17' 2" x 11' 6" (5.23m x 3.51m)

Smooth plastered ceiling, double glazed patio doors to rear radiator to side, Karndean flooring, range of matching base level units with wood effect work surface above, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated oven, four ring gas hob with stainless steel extractor above, wall mounted boiler system, space and plumbing for appliances and feature breakfast bar unit.



FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space via hatch, obscure double glazed window to side, built in storage cupboard and doors to;

BEDROOM ONE

11' 6" x 10' (3.51m x 3.05m)

Double glazed window to rear, smooth plastered ceiling and radiator to rear.

BEDROOM TWO

11' 7" x 9' 11" (3.53m x 3.02m)

Double glazed window to front, radiator to front and smooth plastered ceiling.

BEDROOM THREE

6' 11" x 6' 10" (2.11m x 2.08m)

Double glazed window to front, radiator to front and smooth plastered ceiling.



BATHROOM

Recently renewed suite comprising of obscure double glazed window to rear, smooth plastered ceiling with LED spotlights and feature coloured downlights, high gloss ceramic tiled flooring, P-shaped panelled bath with mixer tap and shower attachment, raindrop style shower head, wash hand basin with fitted storage beneath and tiled walls.



EXTERIOR

The rear garden commences with an attractive sandstone paved patio area, the remainder being laid to lawn with feature slate chipped flower beds to borders with railway sleeper retainers, range of fencing and timber panelling to boundaries, secluded seating and BBQ area to rear, timber bar/outbuilding, gated side access, off street parking to the front via a block paved driveway with shared access to the rear.

BAR/OUTBUILDING

15' 10" x 7' 10" (4.83m x 2.39m)

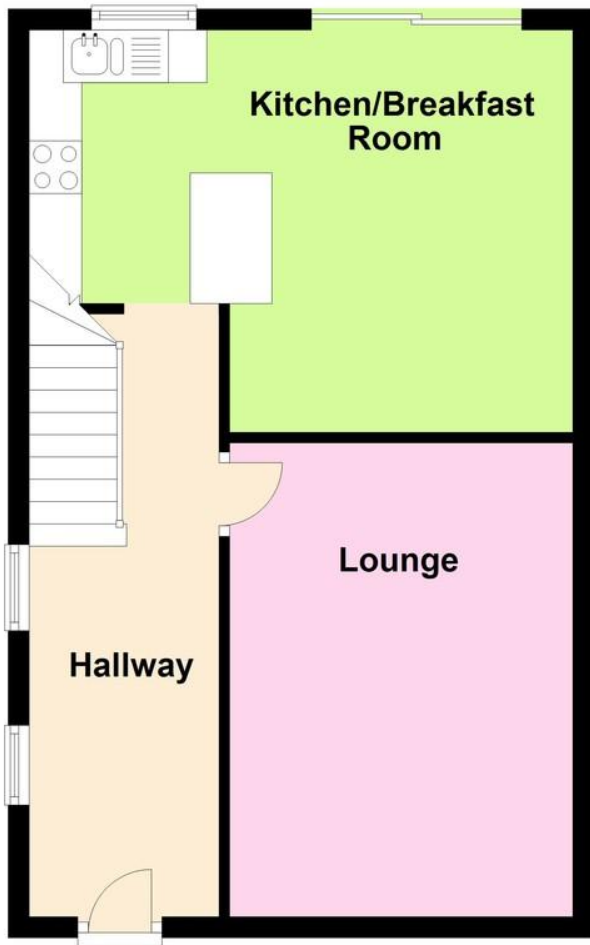
Laminate wood flooring, power and lighting, timber shutters to side, utility area with a range of base level units, wood effect work top and space for appliances with obscure double glazed window to front.



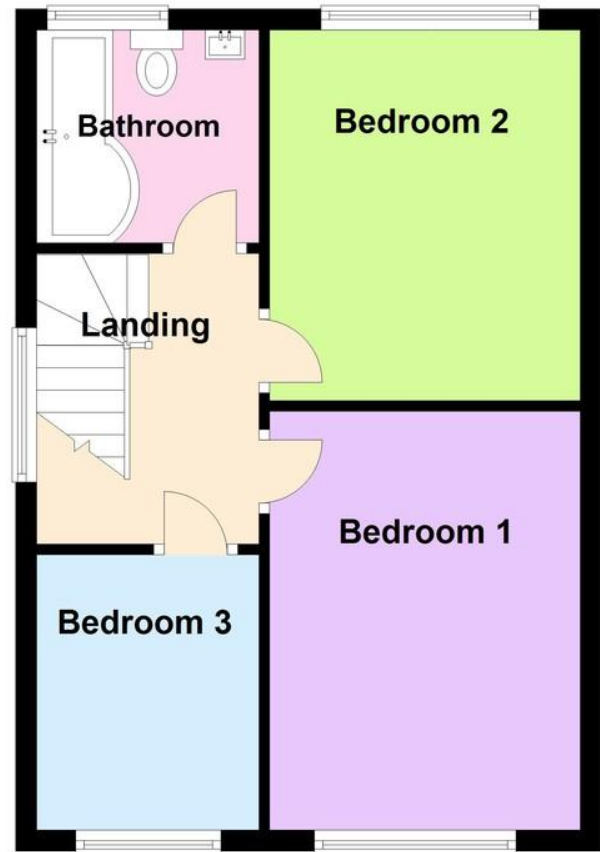
AWAITING EPC RATING

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



Regulated by RICS

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