



# RONA

## Guernsey Gardens

Wickford

- Four double bedroom detached home
- Self contained one bedroom Annex
- Occupying a generous plot
- Large West backing rear garden

### O.I.E.O. £570,000

Located ideally for Wickford Town Centre and mainline Railways station to London, we are pleased to offer for sale this four double bedroom detached family home complete with self contained one bedroom Annex. The property occupies a generous plot and provides versatile accommodation throughout. Further features include a superb West backing rear garden, conservatory, study/snug, separate shower room and bathroom. Early viewing is strongly recommended.





#### **ENTRANCE**

Via solid wooden door to;

#### **INNER HALLWAY**

Laminate wood flooring, built in storage cupboard, textured and coved ceiling and doors to;

#### **GROUND FLOOR CLOAKROOM**

Textured and coved ceiling, obscure double glazed window to side, low level flushing w.c, wash hand basin and laminate wood flooring.

#### **LOUNGE**

**23' 6" x 18' (7.16m x 5.49m)**

Two double glazed windows to front aspect, textured and coved ceiling with decorative wooden beam feature, two ornamental ceiling roses, laminate wood flooring, staircase to first floor landing with under stairs storage cupboard, skirting radiators and double internal doors to;

#### **STUDY/SNUG**

**7' 11" x 6' 2" (2.41m x 1.88m)**

Double glazed French doors to side and laminate wood flooring.

#### **DINING ROOM**

**12' x 7' 11" (3.66m x 2.41m)**

Textured and coved ceiling, double glazed window to rear, laminate wood flooring and skirting heaters.



**KITCHEN**

14' 3" x 14' 5" (4.34m x 4.39m)

Tiled walls, double glazed window to rear and obscure glazed door to side, range of matching eye and base level units with work surface above, sink and drainer with mixer tap, space and plumbing for appliances, vinyl tiled flooring, radiator with ornamental cover, Range style cooker and further glazed door to;

**CONSERVATORY**

22' 1" x 5' 10" (6.73m x 1.78m)

Perspex style thermally efficient roofing, double glazed patio doors to rear and additional double glazed patio doors to rear, electric radiator and ceramic tiled flooring.

**FIRST FLOOR LANDING**

Textured and covered ceiling, double glazed window to side, built in storage cupboard and doors to;

**SHOWER ROOM**

7' 10" x 7' 9" (2.39m x 2.36m)

Textured and covered ceiling, obscure double glazed widow to rear, double width shower cubide with wall mounted shower unit, pedestal wash hand basin, low level flushing w.c, radiator to side and tiled walls.

**MASTER BEDROOM**

18' x 11' 10 to fitted wardrobe" (5.49m x 3.61m)

Double glazed windows to front and side, textured and covered ceiling with inset spotlights, range of fitted wardrobes and radiators to front and side.



**BEDROOM TWO**

14' 5" x 8' 3" (4.39m x 2.51m)

Textured ceiling, double glazed window to rear, radiator to rear and built in cupboard.

**BEDROOM THREE**

13' x 15' (3.96m x 4.57m)

Textured ceiling, double glazed window to front, radiator to front and built in wardrobe.

**BEDROOM FOUR**

11' 9" x 11' 5" (3.58m x 3.48m)

Textured and covered ceiling, double glazed windows to front and side and built in storage cupboard.



**CLOAKROOM**

Textured and covered ceiling, obscure double glazed window to rear, low level flushing w.c and tiled walls.

**BATHROOM**

8' 3" x 8' 3" (2.51m x 2.51m)

Textured and covered ceiling, obscure double glazed windows to side and rear, double width shower with wall mounted shower unit, panelled bath with mixer tap, heated towel rail, pedestal wash hand basin and ceramic tiled walls.



## ANNEX

Accessible from own front door, additional door from lounge in main residence and rear access from conservatory.

## BEDROOM

17' 10" x 8' 5" (5.44m x 2.57m)

Double glazed window to front, feature wooden beam to ceiling, fuse board and electric meter, glazed door to front and further door to rear leading to;

## EN-SUITE SHOWER ROOM

Coved ceiling, obscure glazed window to rear, corner shower cubicle with wall mounted electric shower unit, low level flushing w.c, wash hand basin with mixer tap and cupboard beneath and door to;

## KITCHEN (L-SHAPED)

14' max x 13' 6" (4.27m x 4.11m)

Coved ceiling, double glazed window to rear, glazed door to side, range of matching eye and base level units with work surface above, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated electric hob and double oven, space and plumbing for appliances, plumbing ceramic tiled flooring and door to;

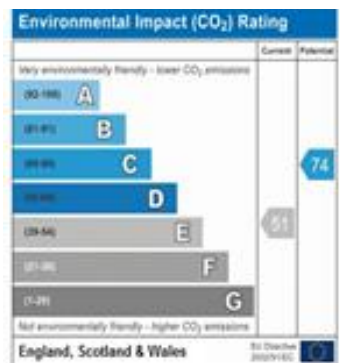
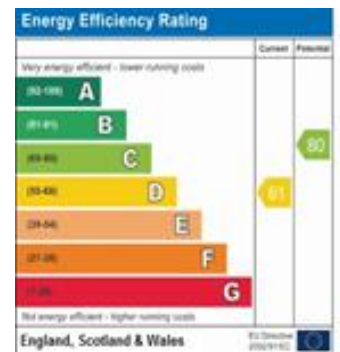
## LOUNGE

17' 11" x 9' max (5.46m x 2.74m)

Coved ceiling, double glazed window to front, double radiator to side, feature recess with electric fire, obscure glazed door to front.

## EXTERIOR

Occupying a generous plot with superb west backing rear garden, commencing with a substantial raised patio area to the immediate rear, the remainder being laid to lawn with a range of well stocked and neatly tended flower beds to borders, fencing to boundaries, additional section of garden with feature fish pond located to the rear of the Annex, gated side access, timber storage shed, external double cupboard for storage and door to boiler room. The front of the property boasts off street parking for numerous vehicles and additional lawned front garden. 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.



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