

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Murray Way, Wickford, SS12 9SB



Guide Price:
£525,000 - £550,000

Situated in a prime location within Wickford in a sought after development is this substantial four bedroom detached family home offering three reception rooms, en suite to bedroom one, own driveway leading to detached garage. Within walking distance to all local amenities.

EPC Rating: D. Council Tax Band: E. No onward chain.
Viewing advised. Our Ref: 19410.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via hardwood entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Coving to plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin with tiled splash back and close coupled wc. Radiator.

KITCHEN 11' 1" x 10' (3.38m x 3.05m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge granite effect work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Integrated appliances. Tiled splash backs. Coving to plastered ceiling. Door to utility room.



UTILITY ROOM 6' 1" x 5' 5" (1.85m x 1.65m)

Double glazed window to side aspect. Wall mounted boiler. Eye level units. Base level work surface with space and plumbing for appliances below. Tiled splash back.



DINING ROOM 13' 7" x 8' 11" (4.14m x 2.72m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Coving to ceiling.



LOUNGE 16' 8" x 12' 3" (5.08m x 3.73m)

Double glazed bay window to front aspect. Feature fireplace. Radiator. Coving to ceiling. French doors providing access to study area.



STUDY AREA 8' 11" x 8' 7" (2.72m x 2.62m)

Fitted study furniture. Radiator. Coving to ceiling. Open plan through to conservatory.



CONSERVATORY 13' x 7' 8" (3.96m x 2.34m)

Double glazed windows to all rear aspects. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator.



SPACIOUS FIRST FLOOR LANDING

Airing cupboard. Access to loft.

BEDROOM ONE 11' x 10' 1" (3.35m x 3.07m)

Double glazed window to front aspect. Fitted bedroom furniture to one wall. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin with tiled splash back and close coupled wc. Radiator. Tiled flooring.



BEDROOM TWO 12' 8" x 10' 2" (3.86m x 3.1m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.

BEDROOM FOUR 9' 7" x 9' 6" (2.92m x 2.9m)

Double glazed window to front aspect. Wood effect flooring. Radiator. Coving to plastered ceiling.

FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over pedestal wash hand basin and close coupled wc. Part tiled walls. Tiled flooring. Coving to plastered ceiling.

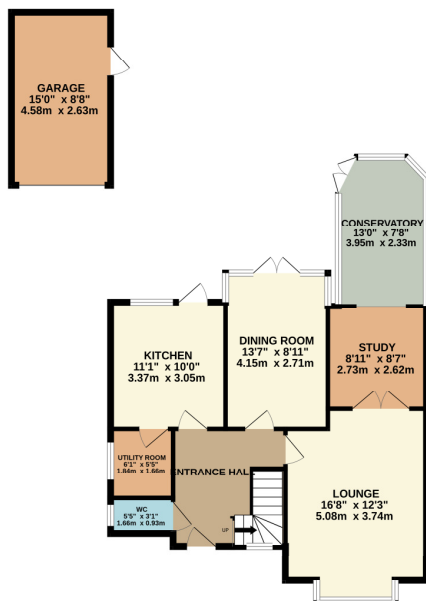


EXTERIOR.

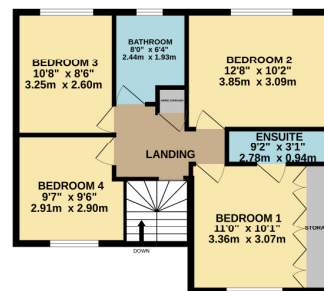
The **REAR GARDEN** commences with patio area leading to garden. Laid to lawn. Patio to both sides. Door to **DETACHED GARAGE** with up and over door. Power and lighting.

The **FRONT** has own driveway providing off street parking leading to garage at rear.

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.