



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**11 West Beech Avenue, Wickford, Essex, SS11 8AJ**

**Guide Price £375,000 Freehold**

A SPACIOUS TWO BEDROOM DETACHED BUNGALOW positioned in a pleasant cul-de-sac within walking distance of Wickford station and town centre. This well maintained bungalow offers great living accommodation comprising of 22'4 X 12'5 Lounge with french door opening to rear garden and a large open plan kitchen/diner with a wooden fitted units and granite worktops. Two double bedroom with fitted wardrobes to one bedroom and a four piece main bathroom. Externally the property boasts a low maintenance approx rear garden and hard standing driveway to front providing ample off street parking.

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## ACCOMMODATION

Upvc entrance door into.

## ENTRANCE HALL

Laminate wood flooring. Radiator. Smooth plaster ceiling with coving. Smooth plaster walls. Storage cupboard. Loft access to boarded loft. Heating & water control pad.

## LOUNGE 22'04 x 12'05 (6.81m x 3.78m)



Engineered dark wood flooring. Double glazed doors leading to the rear garden. Double glazed window to rear. Inset Swiss manufactured gas fire with remote control. Smooth plaster ceiling with coving and central light point. 2 wall light points. Telephone and TV points (with Sky & Virgin).



## KITCHEN/DINER 22'03 x 11'07 (6.78m x 3.53m)



Door from hall leads into the dining area which is 12'11 x 11'07 with engineered dark wood floor. Smooth plaster ceiling with coving and inset spot lighting. Smooth plaster walls. Radiator. Double glass doors leading to the lounge. Telephone point. Open access into.....Kitchen area which is approx 10'06 x 9'07 and is fitted with wood cupboards to both eye and base levels. Contrasting granite worktops with moulded drainer. Inset stainless steel sink with chrome mixer taps. Granite breakfast bar. Integrated ovens and microwave. Integrated induction hob with stainless steel extractor over. Tiled splash backs. Cupboard housing combination boiler. Integrated washing machine. Double glazed door and window to side. Smooth plaster ceiling with coving and inset spot lighting.



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## BEDROOM TWO 11' x 9'05 (3.35m x 2.87m)



Double glazed window to side. Radiator. Laminate wood floor. Smooth plaster ceiling with coving. Smooth plaster walls.

## BATHROOM



Tiled floor. Half tiled walls. Obscure double glazed window to front. Suite comprising panelled bath with chrome mixer taps. Sink with chrome mixer taps inset in unit. Low level W/c. Fully tiled shower cubicle with chrome fittings. Chrome heated towel rail. Smooth plaster ceiling with inset spot lighting.

## OUTSIDE

Low walled entrance on to block paved area providing off street parking for 3 vehicles framed with fencing and trees. Side access on both sides leading to the rear of the property.

## REAR GARDEN approx 100' (approx 30.48m)

Low maintenance, green garden commencing with a stone and paved area with a low walled entrance to a large lawn. The lawn area is divided by a tree "wall" and the garden is well stocked with trees and shrubs. Two sheds. Outside lighting. Gated access to the front from both sides of the property.;

## BEDROOM ONE 11'11 x 11'02 (3.63m x 3.40m)



Double glazed bay window to front. Laminate wood floor. Smooth plaster ceiling with coving. Smooth plaster walls. Radiator.

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## FRONT GARDEN

Hard standing driveway proving ample off street parking.

## VIEWING

Strictly through COUNTRYSIDE ESTATES on 01268 755555 / 01268 741164

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		55	82
England & Wales		EU Directive 2002/91/EC	





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