



COUNTRYSIDE ESTATES

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Charal, Meadow Way, Wickford, Essex, SS12 9HA

Guide Price £475,000 Freehold

Occupying a large plot approx. QUARTER OF AN ACRE and located in this quiet yet convenient SEMI-RURAL location this detached three/ four bedroom chalet/Bungalow, offering spacious and versatile accommodation which is in need of some modernization but offers excellent scope for improvements.

The property has the advantage of a wide plot approx. 80.FT with PLANNING PERMISSION passed to the side for a detached one bedroom bungalow approx. 600sq.ft. This truly is a unique opportunity and the property is being sold with NO ONWARD CHAIN AND VIEWING IS HIGHLY RECOMENDED.

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Porch

Door to lounge.

Lounge 17 x 9'5 (5.18m x 2.87m)

Bay window to front, mock fireplace,artex ceiling,radiator,door to inner hallway.

Dining Room/ Bedroom Four 8'7 x 8 (2.62m x 2.44m)

Window to flank,radiator.

Kitchen 11'5 x 11'4 (3.48m x 3.45m)



Window and door to rear leading to sun lounge, older style fitted oak base and wall cupboards, fitted worktops, wall mounted gas central heating boiler, sink unit.



Sitting Room 11 x 10 (3.35m x 3.05m)

French doors to rear leading to conservatory,radiator,door to kitchen.

Study/Inner Hall 11 x 6 (3.35m x 1.83m)

Window to flank, stairs to first floor. radiator, under stairs storage cupboard.

Sun Lounge 15'7 x 7'9 (4.75m x 2.36m)

Glazed construction with sliding patio doors, and door to kitchen.

Bedroom Three 14'2 inc wardrobes x 7'5 max (4.32m inc wardrobes x 2.26m max)

Bay window to front,radiator,fitted wardrobes.

Bathroom 11'5 x 6'8 (3.48m x 2.03m)

Very spacious room, window to flank, fully tiled walls, panelled bath with hand grips, close coupled wc,pedestal wash hand basin, fully tiled shower cubicle with electric shower unit.

Bedroom Two FIRST FLOOR 22 x 14'7 red 7'8 (6.71m x 4.45m red 2.34m)

Window to front, door to En-Suite and Bedroom One, radiator, staircase leading from ground floor leads directly into this room. Eaves cupboard.

En-Suite WC FIRST FLOOR 8'5 x 6'4 (2.57m x 1.93m)

Close coupled wc ,wash hand basin, electric water heater, extractor fan, inset ceiling lights.

Bedroom One FIRST FLOOR 14'5 x 13'3 (4.39m x 4.04m)

Window to rear. two radiators.

Gardens

Large front and rear gardens, extensive lawn area , mature trees and shrubs,side entrances with gates, water tap.

Detached Garage

Approached via long independent driveway with parking for numerous vehicles.

PLANNING INFORMATION

The local authority is Basildon and application number is 20/01147/full. Please go onto Basildon councils website for all information.

PLOT SIZE APPROX 1/4 OF AN ACRE 80 x 160 approx. (24.38m x 48.77m approx)



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Private Road

Mains Gas and Drainage

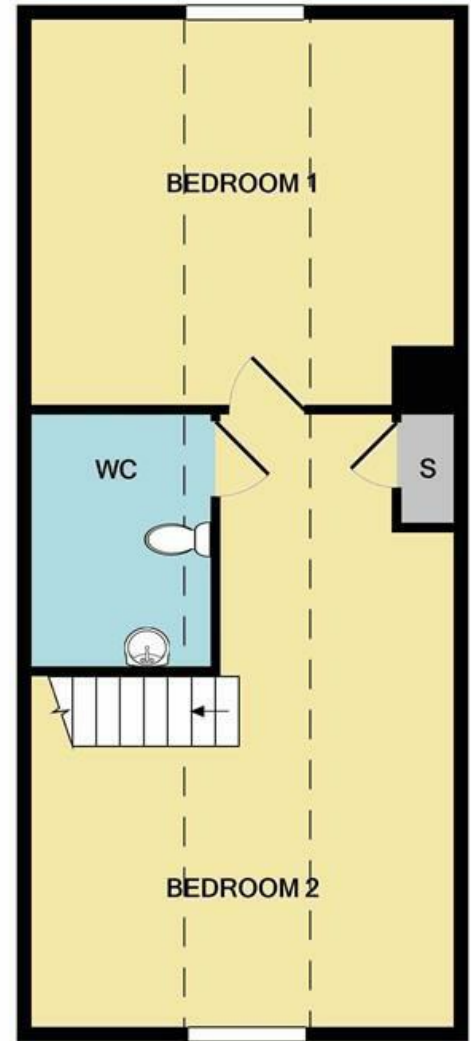
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |





GROUND FLOOR
APPROX. FLOOR
AREA 942 SQ.FT.
(87.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1435 SQ.FT. (133.3 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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