



ASHTON  WHITE  
*Leading the way home*

18 Friern Walk, Wickford SS12 0HZ  
£700,000

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An EXCEPTIONAL 4-5 bedroom detached family home with WEST FACING GARDEN, beautifully presented to the highest standards throughout including BESPOKE FITTED KITCHEN and pleasantly nestled within this sought after turning a short drive from Wickford town centre and railway station with connection to London Liverpool Street.

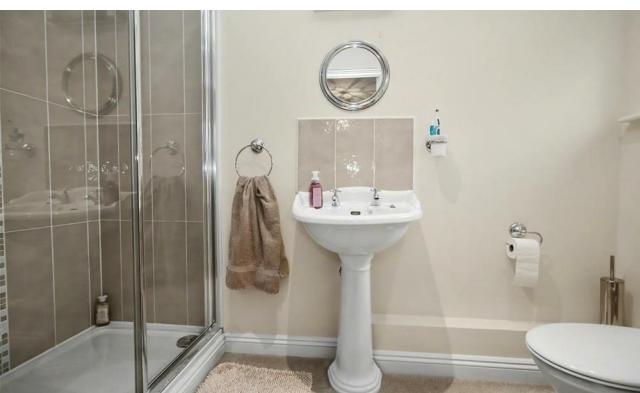
The highly appointed accommodation comprises a spacious entrance hallway with return staircase to first floor. Ground floor cloakroom with modern suite, study, playroom/reception/bedroom five formal dining room with square bay to the front and double doors to impressive living room with French doors to the rear garden.

There is an excellent, bespoke, fitted kitchen with extensive granite working surfaces and integrated appliances, concealed lighting, underfloor heating continuing into a lovely Victorian style conservatory with pleasant views over the rear garden which benefits from a westerly aspect.

Up on the first floor, there is a generous size landing with access to four good sized bedrooms, the master featuring built-in wardrobes and a quality fitted ensuite shower, there is also a nice size family bathroom with modern suite.

Outside, the house is nicely positioned in the road with private driveway for 2-3 cars in addition to the detached double garage with electric up and over door, power, and lighting.





**ENTRANCE HALL**  
14'7 x 13'6 max (4.45m x 4.11m max)

**STUDY**  
9'3 x 6'0 (2.82m x 1.83m)

**GROUND FLOOR CLOAKROOM**

**DINING ROOM**  
13'0 x 11'7 (3.96m x 3.53m)

**LIVING ROOM**  
16'2 x 13'0 (4.93m x 3.96m)

**KITCHEN**  
13'10 x 9'7 (4.22m x 2.92m)

**UTILITY ROOM**  
9'7 x 5'5 (2.92m x 1.65m)

**CONSERVATORY**  
12'0 x 10'10 (3.66m x 3.30m)

**PLAYROOM/BEDROOM 5**  
12'6 x 10'9 (3.81m x 3.28m)

**BEDROOM ONE**  
16'0 x 12'10 (4.88m x 3.91m)

**EN-SUITE SHOWER**

**BEDROOM TWO**  
12'10 x 9'7 (3.91m x 2.92m)

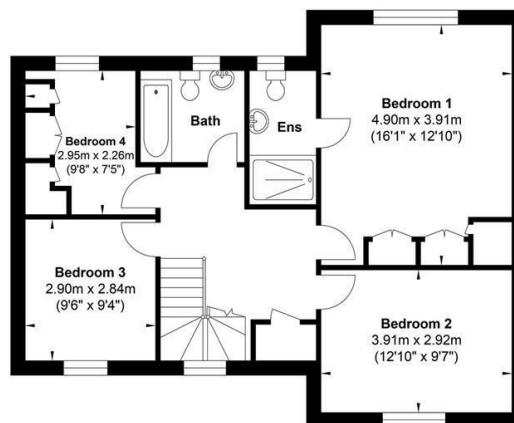
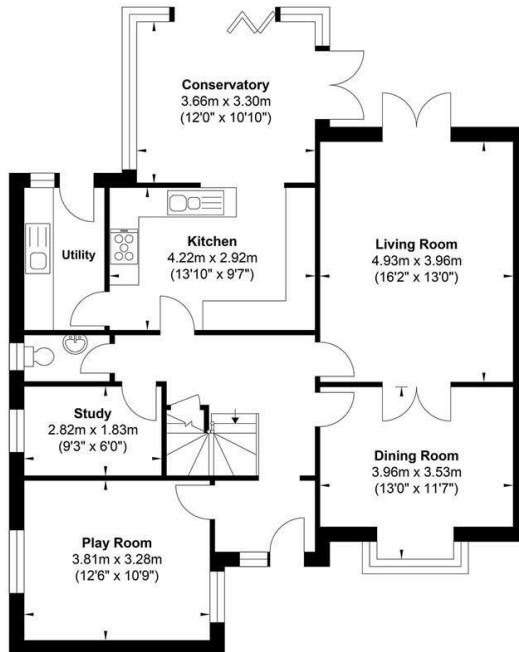
**BEDROOM THREE**  
9'6 x 9'4 (2.90m x 2.84m)

**BEDROOM FOUR**  
9'8 x 7'5 (2.95m x 2.26m)

**FAMILY BATHROOM**

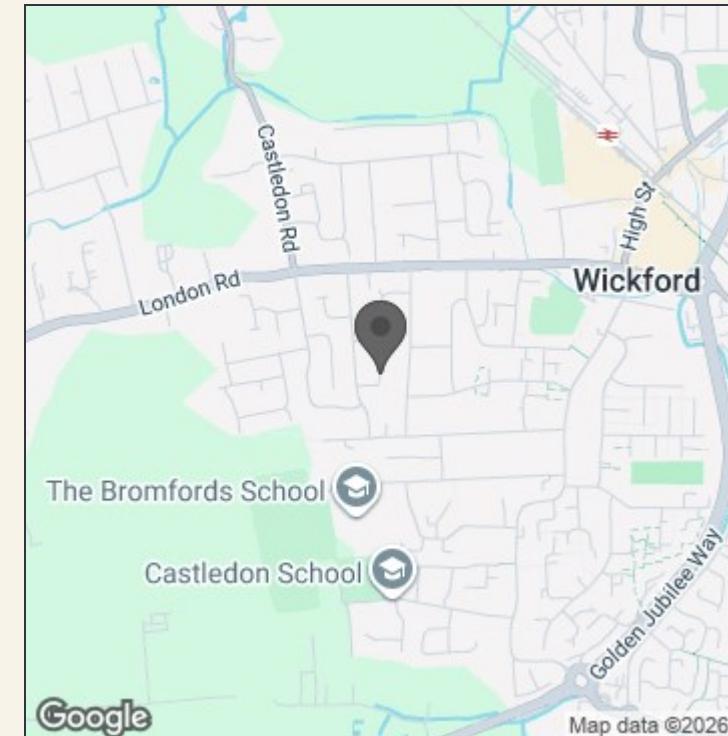
**LANDSCAPED REAR GARDEN**

**DETACHED DOUBLE GARAGE**



Gross Internal Floor Area : 163.07 m<sup>2</sup> ... 1755.27 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



#### 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



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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