

**TEMME**  
**ENGLISH**

**MOUNT ROAD**  
**WICKFORD**

Proudly positioned on a superb plot measuring in the region of a quarter of an acre (226' max x 53') toward the end of a quiet no through road, backing onto the Jubilee wood within the Memorial Park making the property totally un-over looked from the rear and only a short walk to Wickford Railway Station (29 minutes to London Stratford), is this outstanding FOUR-bedroom bungalow. Having been extensively extended and consistently improved, the accommodation is vast throughout and presented to the highest of standards. Upon our inspection, our jaws dropped over the sheer size of the property. Commencing with a supersized contemporary 'L' shaped hallway measuring 26' and 31' long with 8'7" high ceilings gave an inkling of what was to follow. The chosen layout when extended was cleverly thought out with the living accommodation and kitchen all overlooking the rear garden, leaving the bedrooms to be positioned to the front end of the property. This is an extremely clean home with expensive flooring such as Karndean throughout the hallway and living room, which measures 20' x 16' and has French doors opening out to the feature full rear garden, there is also a contemporary log burner making this room inviting whether its summer or winter. Internal French doors separate the formal dining room, which also has French doors opening to the rear garden and internally into the hallway. Positioned next door to the spacious kitchen/ breakfast room this provides the possibility to open up into a huge kitchen/diner. The kitchen is complemented with electric under floor heating and has a separate utility room which houses the modern boiler. All four bedrooms are doubles and in addition there is a separate WC plus an impressive four-piece bathroom consisting of corner bath with hand shower, WC, wash hand basin and a thermostatically controlled mains pressured hot/cold 3' radius corner shower. The loft is enormous with a high quality pull down folding ladder giving access to a large boarded area with electric lighting. The tremendous rear garden measures 141' x 53' and as previously mentioned, is feature full and has been cleverly designed. The garden commences with a patio area which steps up to raised landscaped area with access either side leading to a large 22' x 14' heated swimming pool and the main garden. There is a pleasant sun trap patio/barbecue area overlooking the pool. The remainder of the main garden is neatly laid to lawn with well stocked attractive borders, numerous fruit trees and a private gate leading to The Memorial Park. The front offers an abundance of parking and side access to both sides with one flank having large double wooden gates. Currently a section of the front plays host to caravan parking, but still with ample parking for several cars remaining. It's well worth mentioning the location benefits from being in a catchment for 'outstanding' schools, both primary and secondary, and for those unaware The Memorial Park features the following: 80 Acres of Parkland, Cricket Pitch, Football Pitch, Six-rink Bowling Green, Tennis Court (Hard Surface), Basketball Court, Children's Playground, Sports Pavilion, Riverside Walk, Rose Gardens, Small Woodland, Memorial Avenue with Plaques. Swimming Pool information: Swimming pool is approximately 22' x 14' x 4' deep (flat floor). The water is circulated by a 0.75 hp pump through a large sand filter. It has under water lighting, thermostatic electric heating all of which are controlled via a stand-alone consumer unit located in the pool house. All flow/return and vacuum pipe work have independent shut off valves. The house boiler is a Vaillant Thermo compact (624EH) with a Vaillant Vantage 150 pressure vessel giving both hot and cold water supply equal pressure.



## FEATURES

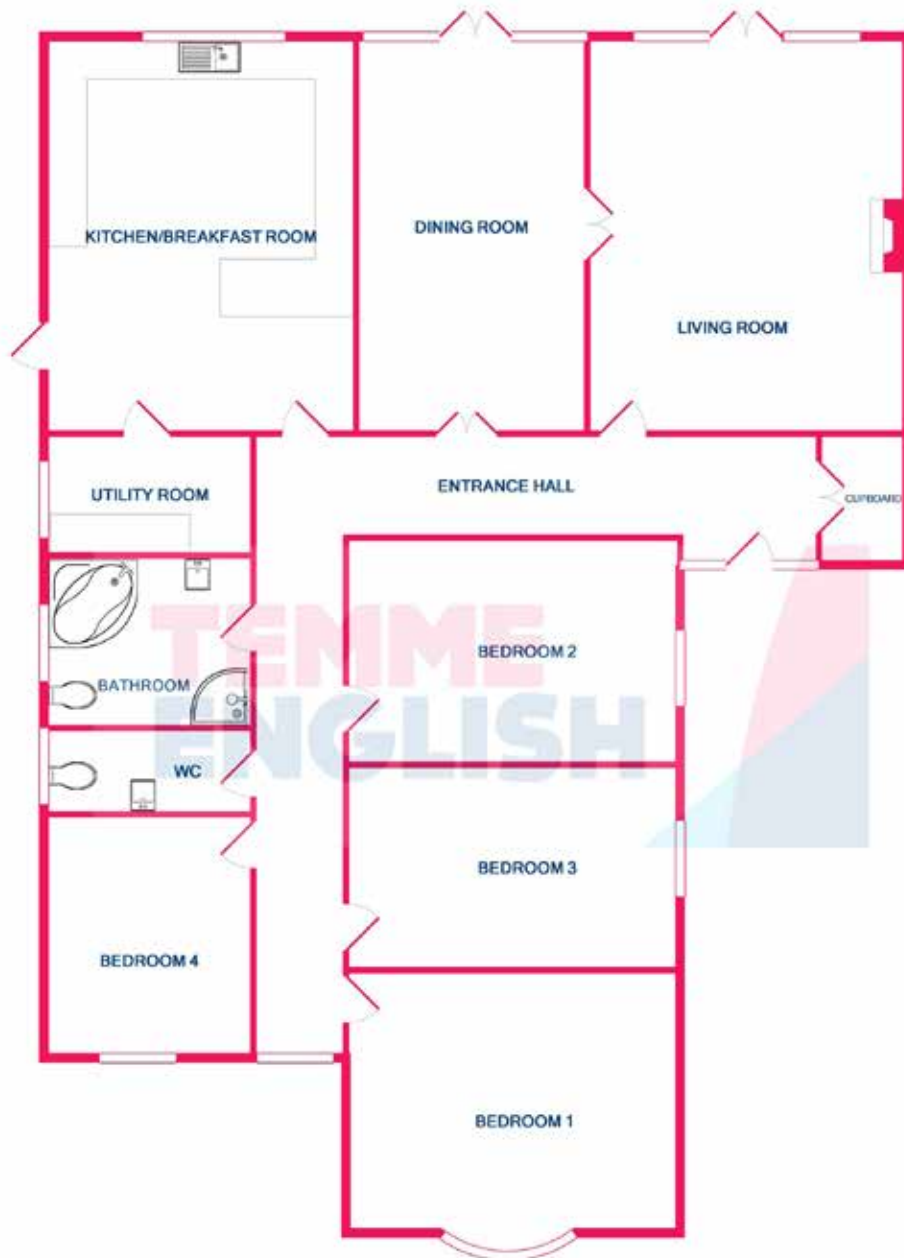
- 8'7 High Ceilings
- Double Glazing
- 'L' Shaped Hallway 26' max x 31' max.
- Lounge (20' x 16')
- Dining Room (20'5 x 9')
- Kitchen/Breakfast Room (20'2 x 11'5)
- Utility Room (8' x 5')
- Separate WC
- Bath/Shower Room/WC
- Bedroom 1 (13' x 12')
- Bedroom 2 (12' x 11'4)
- Bedroom 3 (12' x 10'2)
- Bedroom 4 (12' x 8')
- Ample Parking
- Side Access
- Rear Garden 141' max x 53'
- Backing Onto Parkland











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  
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