



GUIDE PRICE £400,000 - £425,000 | Three Bedroom Home | Approx. 887 sq ft | 100+ ft Rear Garden | 0.2 Miles to Wickford Town Centre | 0.4 Miles to Wickford Railway Station | Lounge | Separate Dining Room | Kitchen & Utility Room | First-Floor Bathroom | Generous Storage

- GUIDE PRICE £400,000 - £425,000
- Approximately 887 sq ft / 82.4 sq m
- 0.3 Miles to Wickford Railway Station
- Separate dining room
- 100+ft Rear Garden
- Three-bedroom home
- 0.2 Miles to Wickford Town Centre
- Spacious front lounge
- Stunning Kitchen
- Driveway Parking

London Road

Wickford

£400,000

Guide Price



London Road



Bear Estate Agents are thrilled to bring to the market this well-proportioned three-bedroom home offering approximately 887 sq ft (82.4 sq m) of accommodation arranged over two floors. With a spacious lounge, separate dining room, kitchen with adjoining utility room and three good-sized bedrooms, the property provides a practical and versatile layout ideally suited to families, first-time buyers or those looking for a home with scope to make their own.

The ground floor is entered via an entrance porch leading into a generous front lounge (10'8 x 13'5), providing a comfortable main living space. Moving through the property, the separate dining room (13'8 x 13'5) offers plenty of room for family dining and entertaining, while also giving access to the staircase and useful under-stairs storage.

To the rear is the stunning kitchen, positioned alongside a separate utility room, providing valuable additional workspace and storage and helping to keep laundry and household appliances away from the main kitchen area.

Upstairs, the property offers three bedrooms. Bedroom One (10'6 x 13'5) is an impressive master bedroom spanning the width of the property, while Bedrooms Two and Three provide further comfortable sleeping accommodation, with Bedroom Three also well suited to use as a home office, nursery or guest room if required.

The first floor is completed by a modern family bathroom, together with additional built-in storage areas — a particularly useful feature for a home of this size.

The rear garden is accessed through French doors in the dining room, and is in excess of 100ft in length! The owners have kept the garden in an incredible condition and there are allocated seating areas to be enjoyed at the front and rear of the garden. To the front of the home is driveway parking for one vehicles and plenty of extra parking available on the surrounding roads.

Situated on London Road in Wickford, the property is conveniently positioned for access to the town's range of shops, amenities, schools and transport connections, making it a practical choice for commuters and families alike. The road links from the property are high advantageous, with the A127, A13, A12, A130 and M25 all reachable within a 10/15 minute drive.

The unique home can only be appreciated by seeing it first

hand, so viewings come highly recommended. Call us today to book your appointment!

Council Tax Band: D (£2147.31)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

GUIDE PRICE £400,000 - £425,000

0.2 Miles to Wickford Town Centre

0.3 Miles to Wickford Railway Station

Walking Distance to Local Schools

Entrance Porch

Lounge (10'8 x 13'5)

Dining Room (13'8 x 13'5)

Kitchen (10'10 x 6'9)

Utility Room (6'7 x 7'3)

Bedroom 1 (10'6 x 13'5)

Bedroom 2 (11'0 x 7'1)

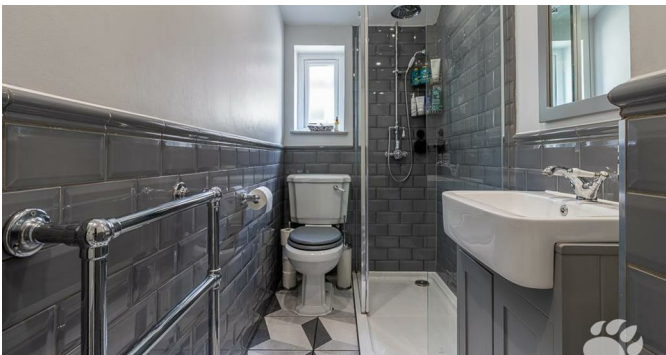
Bedroom 3 (6'4 x 10'7)

Family Bathroom Suite

Ample Storage Space

100+ft Rear Garden

Driveway Parking



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

UTILITY ROOM

KITCHEN

DINING ROOM

LOUNGE

HALLWAY

STORAGE

UP

BEDROOM 2

BEDROOM 3

BATHROOM

DOWN

STORAGE

BEDROOM 1

TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Wickford

Wickford Memorial Park

London Rd

Castledon Rd

Southend Rd

Salcott Cres

Golden Jubilee Way

Google

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Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	