



42 St. Davids Way, Wickford , SS11 8EX  
Price guide £450,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £450,000 - £465,000... A beautifully presented four bedroom semi-detached family home, completely refurbished to an exceptional standard and offered in immaculate condition throughout. Situated in a popular turning in Wickford, the property occupies a well regarded residential location with convenient access to local shops, schools and transport links.

The accommodation has been comprehensively upgraded by the current owner and now features a replacement kitchen and modern bathrooms, new flooring throughout and an upgraded central heating system. The fourth bedroom has been created via a garage conversion and benefits from its own en-suite, making it ideal for guests, multi-generational living or home working. On the first floor, the principal bedroom also enjoys a stylish en-suite, complementing the remaining well-proportioned bedrooms.

Externally, the property continues to impress with landscaped gardens and a large, versatile garden outbuilding providing an excellent home office alongside additional storage. To the front, there is driveway parking with the added benefit of EV charging. Energy rating C.

FIRST FLOOR

Landing

Bedroom One 11'4 x 10'11 (3.45m x 3.33m)

Ensuite Shower Room 6'10 x 5'7 (2.08m x 1.70m)

Bedroom Two 13'9 x 9'1 (4.19m x 2.77m)

Bedroom Three 13'9 x 8' > 5'11 (4.19m x 2.44m > 1.80m)

Bathroom

GROUND FLOOR

Lounge, Kitchen/Breakfast Room 25'2 > 10'11 x 20'7 (7.67m > 3.33m x 6.27m)

Utility Room 4'7 x 4'3 (1.40m x 1.30m)

Bedroom 15'9 > 9'9 x 7'9 (4.80m > 2.97m x 2.36m)

Ensuite Shower Room 5'3 x 4'7 (1.60m x 1.40m)

EXTERIOR

Garden Room Outbuilding

Office Area: 13' 7'4

Storage Area: 7'3 x 5'4

Rear Garden

Front

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

