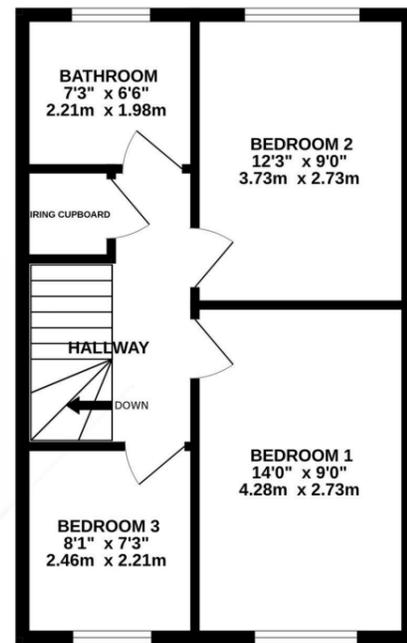
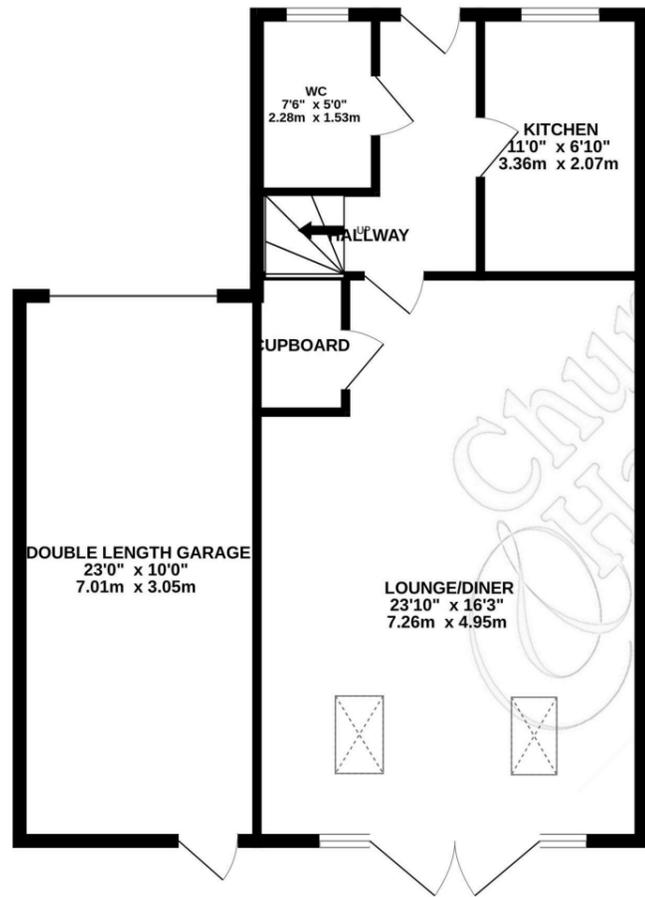


GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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www.churchandhawes.com  
19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF  
Tel: 01245 329429  
swf@churchandhawes.com

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 1 Liberty Way, Runwell, Wickford, SS11 7LH

This beautifully styled, three bedroom detached home is the epitome of modern living. With excellent sized accommodation and a 23ft double length garage, this property is perfect for any growing family. Located in the quiet village of Runwell, Liberty Way is a modern residential address within the award-winning St Luke's Park development. This area has transformed from a historic hospital site into a flagship "landscape-led" community. Nearby, St Luke's Park Primary School and nursery opened recently to serve local families. Over 8,000 new trees and shrubs were planted, creating woodland walks, sensory gardens, and "Eastern and Western Meadows" for recreation. Local convenience is provided with a Co-op food store and a family-run café, Heidi's, providing immediate amenities. Tenure: Freehold - Council Tax Band: E - EPC Rating: B



Offers in excess of £465,000

### Hallway

This welcoming hallway offers a practical and bright entrance to the home, featuring a green front door, built-in storage drawers, and Amtico flooring that extends seamlessly into the kitchen area.

### Kitchen 11'0" x 6'10" (3.36m x 2.07m)

The kitchen is thoughtfully designed with a modern and sleek feel, boasting light-colored cabinetry, integrated appliances including a gas hob and oven, and a window that fills the room with natural light. The Amtico flooring complements the neutral tones, creating a fresh and inviting space for cooking and casual dining. The energy efficient combi boiler is discreetly concealed in an eye level unit.

### Lounge/Diner 23'10" x 16'3" (7.26m x 4.95m)

This spacious lounge and dining area is filled with natural light thanks to skylights and French doors that lead out to the garden. The room features Amtico flooring, a cosy electric fireplace framed by a stylish wooden slatted panel, and ample space for relaxing and entertaining. Neutral walls and soft furnishings create a warm and inviting atmosphere throughout this open-plan living space.

### WC 7'6" x 5'0" (2.28m x 1.53m)

The downstairs WC is practical and well-proportioned, featuring a modern toilet and wash basin, with Amtico flooring and a window positioned to the side allowing natural light to filter in.

### Bedroom 1 14'0" x 9'0" (4.28m x 2.73m)

Bedroom 1 is a tranquil retreat that comfortably fits a double bed, with soft carpeting underfoot and neutral decor creating a calm and restful ambiance. There is a window overlooking the rear of the house and built-in mirrored wardrobes providing generous storage space.

### Bedroom 2 12'3" x 9'0" (3.73m x 2.73m)

Bedroom 2 is a comfortable double room with carpeting and a window that looks out to the frontage. The space is enhanced with light and softness from the neutral decor, making it a peaceful spot for rest and relaxation.

### Bedroom 3 8'1" x 7'3" (2.46m x 2.21m)

Bedroom 3 serves well as a single bedroom or home office, featuring carpeting and a window to the rear elevation. The room offers a cosy and functional space with neutral tones and built-in storage.

### Bathroom 7'3" x 6'6" (2.21m x 1.98m)

The bathroom is modern and smart, fitted with a bath with shower over, a wall-mounted basin, and a concealed cistern toilet. Light tiling and a window ensure the room feels bright and fresh, while wooden flooring adds warmth to the space.

### Landing

The first floor landing is a bright, carpeted space that connects all bedrooms and the bathroom. It features a window providing natural light and a neatly finished banister with wooden handrails. Over the stairs is the essential airing cupboard, providing storage for soft linen and furnishings.

### Rear Garden

The rear garden offers a peaceful outdoor space with a porcelain paved patio ideal for seating and dining, leading onto an established lawn enclosed by wooden fencing and further raised paved patio area, perfect for those warm summer evenings. To the side is a concealed area which presently houses a timber shed, but could be perfect for a hot tub! The garden is private and perfect for relaxing or enjoying outdoor activities.

### Agents Note & 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.

- Exceptional Three Bedroom Detached House
- Constructed by Countryside Homes
- Light and Airy Lounge/Diner with Feature Skylights
- Accessible Ready, Spacious Ground Floor WC
- High Specification Throughout
- Walking Distance to Local Primary School
- Modern, Sleek Kitchen
- Amtico Flooring to the Ground Floor
- Good Size Garden with Additional Private Side Plot
- 23ft Attached Double Length Garage

