

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Fourth Avenue, Wickford
£1,700 Per Month

****CPO9532 ONLINE ENQUIRIES ONLY **** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS NEWLY DECORATED AND COMPLETELY REFURBISHED THREE-BEDROOM CHALET BUNGALOW, PRESENTED TO A HIGH STANDARD THROUGHOUT.

THE GROUND FLOOR FEATURES A SPACIOUS AND CONTEMPORARY FITTED KITCHEN AND DINING AREA, LIVING ROOM WITH FEATURE BAY WINDOW, A GROUND-FLOOR PRINCIPAL BEDROOM WITH ADJOINING EN-SUITE SHOWER ROOM, AND A MODERN FAMILY BATHROOM. TO THE FIRST FLOOR ARE TWO FURTHER BEDROOMS.

EXTERNALLY, THE PROPERTY ENJOYS A GENEROUS AND PRIVATE REAR GARDEN, A SINGLE GARAGE ACCESSED VIA A SHARED DRIVEWAY, AND DEDICATED OFF-STREET PARKING PROVIDED BY A PRIVATE FRONT HARD STANDING.

IDEALLY SITUATED WITHIN A SOUGHT-AFTER AVENUE IN THE SHOTGATE AREA OF WICKFORD, THE PROPERTY IS CONVENIENTLY LOCATED TO NEARBY SHOPPING PARADE, SCHOOLS, AMENITIES.

AVAILABLE FROM NOVEMBER 2026.
COUNCIL TAX BAND: D
ENERGY PERFORMANCE RATING: C



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	71	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

FRONT DRIVEWAY
ENTRANCE
HALLWAY
KITCHEN/DINER
LEAN TO
BATHROOM
LOUNGE
BEDROOM
EN SUITE
LANDING
BEDROOM
BEDROOM
REAR GARDEN
GARAGE

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes

no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

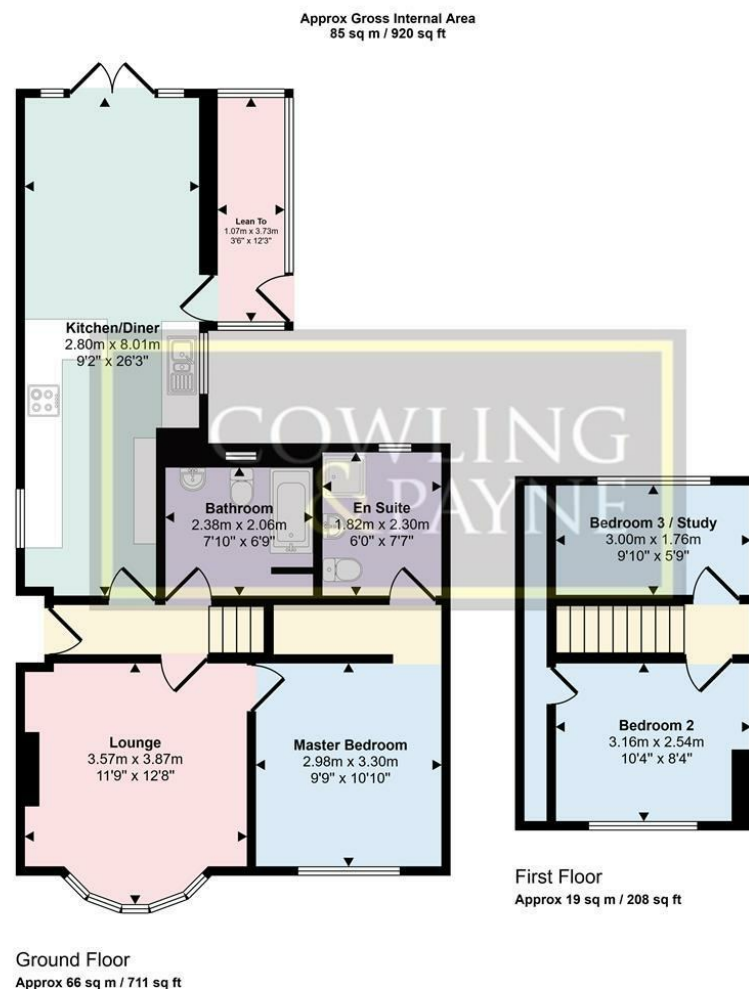
Photography & Video Recording Notice

Please be advised that photography, video recording, audio recording, or any form of filming is strictly prohibited during viewings without the prior express consent of the vendor and/or Cowling & Payne Estate Agents.

This policy is in place to respect the privacy, security and personal belongings of the property's occupants and owners.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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