

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Branksome Avenue, Wickford
Asking Price £700,000

Cowling & Payne are delighted to offer for sale this beautifully presented two bedroom detached bungalow, occupying a particularly generous and unusually wide plot in this highly desirable area of Wickford.

Branksome Avenue is situated amongst a collection of attractive semi-rural residential roads, whilst remaining conveniently positioned approximately 1.3 miles from Wickford High Street and Railway Station. The property also benefits from excellent road links, with easy access to the A127 and A13.

The property is presented in excellent condition throughout, offering a stylish and well-maintained home that is ready for the new owner to move straight into, with little further work required. The accommodation begins with a spacious double-doored entrance porch leading into the welcoming hallway.

The generous lounge/diner features an attractive fireplace and flows through to a bright conservatory overlooking the rear garden, providing an additional versatile reception space.

The stunning modern kitchen has been finished with contemporary units, quartz work surfaces and integrated smart appliances, complemented by a separate utility room. There are two excellent double bedrooms, with the principal bedroom benefiting from a private en-suite. The family bathroom has been relocated to what was previously the third bedroom, creating a particularly spacious and practical bathroom.

There is also potential to further extend the property, either at ground-floor level or into the roof space, subject to the necessary planning permissions and building regulations.

A rare opportunity to acquire a detached bungalow offering excellent presentation, generous accommodation, substantial parking, a large garden and significant future potential in a sought-after Wickford location.

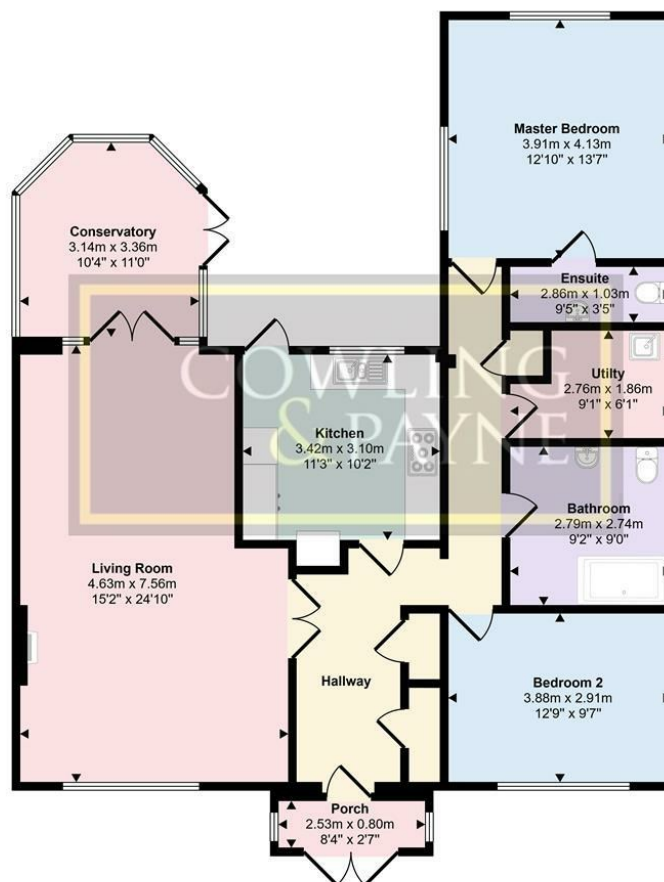
Early viewing is strongly recommended. Contact Cowling & Payne today to arrange your appointment.



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		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

Approx Gross Internal Area
120 sq m / 1295 sq ft



Floorplan

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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