



# Elder Avenue , Wickford, SS12 0LT Guide Price £450,000

\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\*

Cowling & Payne are delighted to market, this FOUR bedroom semi detached house to the market, positioned in the popular & sought-after area of Elder Avenue, Wickford.

Upon entering, you are welcomed by a lovely porch that leads into an inviting reception room.

The ground floor also features a practical shower room, enhancing the property's functionality. The utility room provides additional storage and laundry space, with direct access to the rear garden. Other features also include a spacious modern kitchen/diner, which also has direct access out to the rear garden. This part of the property has been vastly improved by the current owners, with the added extension creating this new space.

Upstairs provides you with 2 double bedrooms, & 2 single bedrooms, one of which is currently used as a study/home office. In addition there is a family bathroom.

The location is particularly appealing, situated in a popular neighbourhood that boasts proximity to local schools, ensuring that educational facilities are just a stone's throw away. This makes it an excellent choice for families with children.

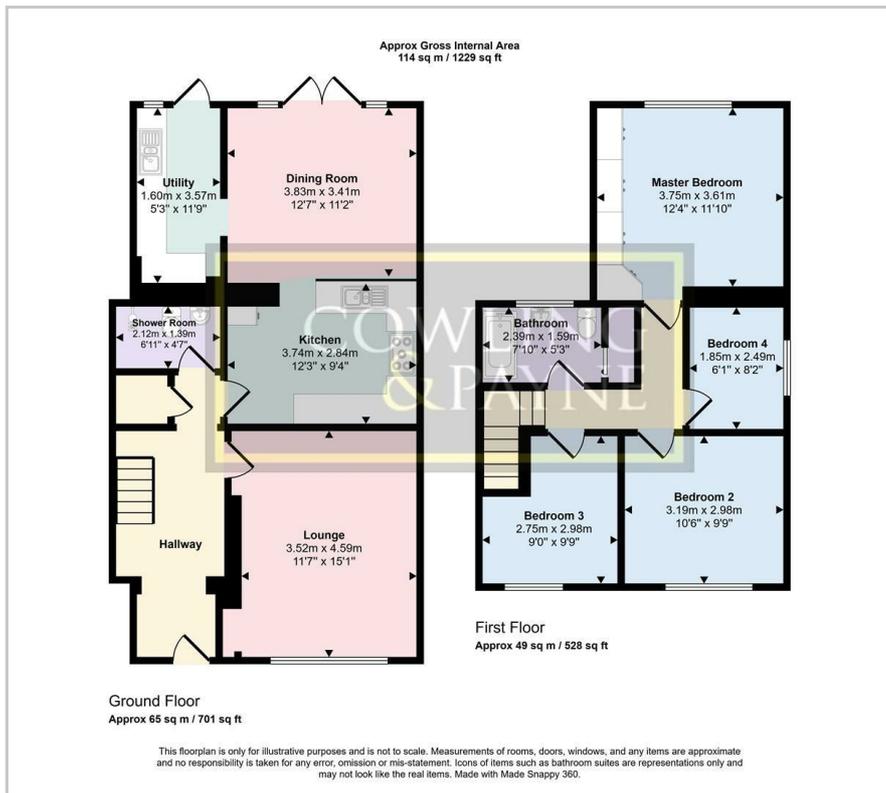
- GUIDE PRICE £450,000 - £475,000
- FOUR BEDROOM FAMILY HOME
- OPEN PLANNED MODERN KITCHEN/DINING ROOM
- POPULAR AREA WITH LOCAL SCHOOLS NEARBY
- GROUND FLOOR SHOWER ROOM
- BREAKFAST BAR
- OFF STREET PARKING
- UTILITY ROOM
- COUNCIL TAX BAND - D - BASILDON
- EPC - TBC

### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.

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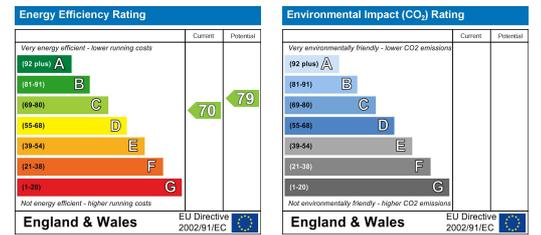
# Floor Plan



# Area Map



# Energy Efficiency Graph



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