

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Nevendon Road, Wickford
Offers In Excess Of £725,000

Cowling & Payne are thrilled to offer to the market this exceptional family home that has a lot to offer. If you have been waiting for that property to come to the market with an added benefit of an annex this is the one for you!

Moving into the property you will not be disappointed with what you find, with good size rooms throughout. The property offers a modern fitted kitchen with an island in the middle, great size living area with a bi-fold door leading out to the garden, & a family orangery area/dining area, again with bi-folding doors leading to the rear garden. In addition, you will also be pleased to find, 3/4 spacious bedrooms, with the upper floor bedroom benefiting from an en-suite.

As a bonus, you will also be impressed to find a one-bedroom annex with its own kitchen area and en-suite shower room.

Externally you will have the house to be around in the summer, with the garden having a good size heated swimming pool with a pool house to the rear of the garden. You will also find a koi pond with a seating area overlooking the pond.

Externally to the front, there is parking for several vehicles, with an in & out style driveway. Cowling & Payne advise putting this property on your viewing list to avoid missing out!

Please note this property is in Council Tax band F.



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		

Porch 8'59x5'62

Hallway

Living Room 19'86x17'91

Dining Area 22'16x9'44

Kitchen 12'82x9'95

Bathroom 12'20x7'88

Bedroom One 14'02x12'86

Bedroom Two 12'00x12'35

Ensuite 3'95x10'12

Bedroom Three 14'24x7'11

Reception Room/ bedroom four 16'52x9'55

Annex Living area/kitchen area 20'19x8'44

Annex Bathroom 13'20x7'88



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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