

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Foxhatch, Wickford
Guide Price £575,000

*** GUIDE PRICE £575,000 - £600,000 Cowling & Payne are delighted to bring to the market, this 3/4-bedroom family home. If you have been looking for that spacious accommodation, offering plenty of space for the whole family, then this is one to view!

Entering in from the porch entrance, the property then opens up from here onwards. Following on from the entrance hall the property benefits from, a spacious living room with bay window, 2nd reception room/study with bay window & ground floor wc. Moving on other benefits a further study area with double doors leading on to the kitchen/diner, a separate utility room. The kitchen/diner is a very generous size being the full width of the property, offering a good social area for the whole family, and comes with an island breakfast bar unit.

Following on from the 1st floor landing, features include three spacious bedrooms & 3-piece family bathroom. The master bedroom is a substantial size measuring 21'6 x 10'7 and comes with the added benefit of shower en suite! Due to the size of the bedroom, then there is potential to convert the room to create a fourth bedroom.

Externally the property features a large amount of off-street parking to the front, a separate driveway to the side & double length garage. In addition, the property has a good size rear garden with a paved patio area, lawn, side access & brick-built storage shed.

Contact the sales team today to arrange a viewing!



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

Entrance Hall

Lounge 24'32 x 10'90 (into bay)

Study/Reception 2 12'04 x 9'94 (into bay)

Study 8'68 x 8'92

Utility Room 8'69 x 7'85

Kitchen/Diner 11'84 x 28'23

First Floor Landing

Bedroom 1 21'68 x 10'72

En Suite

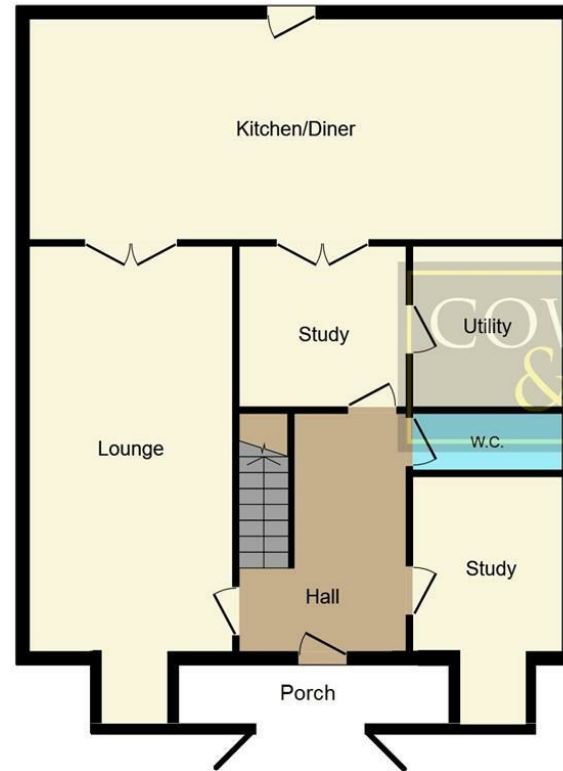
Bedroom 2 12'20 x 11'09

Bedroom 3 10'72 x 7'94

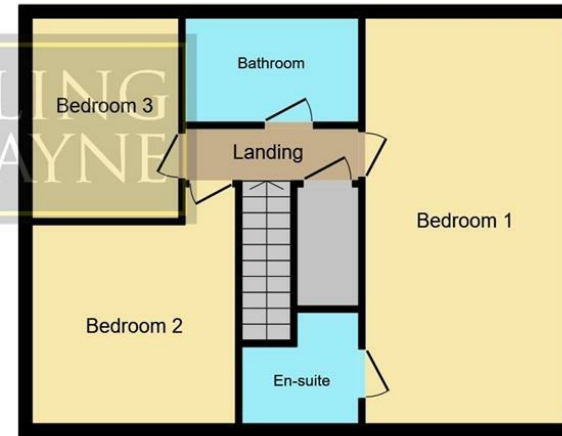
Bathroom

External

Off Street Parking, Garage, rear gardens consisting of paved patio, lawn, brick built shed and access into the garage.



Ground Floor



First Floor

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

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