

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING

& PAYNE



London Road, Wickford
Guide Price £360,000

Cowling & Payne are delighted to bring to the market, this spacious THREE bedroom mid terraced house, positioned in a prime location for Wickford High Street, Railway Station & nearby schools. If you have been looking for a spacious family home, then this is one to add to the viewing list!

Entering into the property you will firstly be greeted by the large entrance hall. Following on benefits such as a ground floor wc, large storage cupboard, and a spacious kitchen/dining room. In the kitchen you will also find a convenient storage cupboard which has been utilized as a utility room, taking this all away from the main kitchen area.

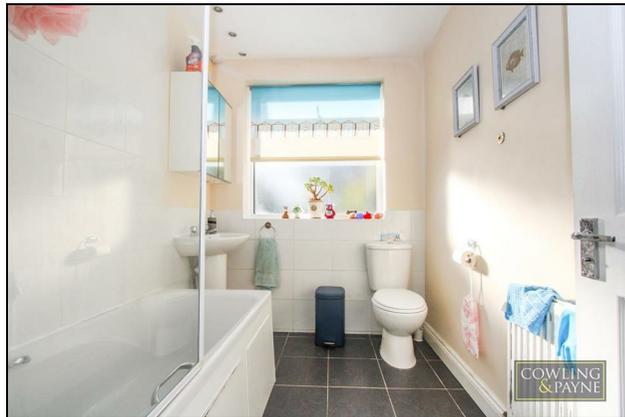
Moving up onto the first floor you will then find a double bedroom, 3 piece bathroom & spacious living room. One benefit in both the living room & bedroom on this floor is that both come with an aircon/heating unit which has been installed.

Moving up onto the second floor, you will then find TWO further double bedrooms, with the main master bedroom benefiting from en suite shower room & walk in wardrobe. Both bedrooms also benefit from having an aircon/heating unit.

Externally the property features both front and rear gardens, the rear coming with the benefit of access. The garden has been slightly adapted to create the benefit of having off street parking to the rear. Depending on preferences then this can be readapted to then make a larger rear garden. In addition the property comes with a garage, and parking in front for 1 vehicle.

Location

Location wise the property has plenty to offer within a close proximity. Wickford High Street is located within walking distance, offering an array of shops, supermarkets, cafes & various boutique stores. Just off of the High Street you will then find Wickford Railway Station, offering direct links into London Liverpool Street. Various school links are also within the catchment area.



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 10'65 x 9'42

Ground Floor WC

Storage Cupboard

Kitchen/Diner 14'97 x 16'73

Storage/Utility Cupboard

First Floor Landing

Bedroom 3 8'55 x 11'34

Living Room 11'65 x 14'85

3 Piece Bathroom 7'96 x 6'08

Second Floor Landing

Bedroom 2 11'66 x 11'56

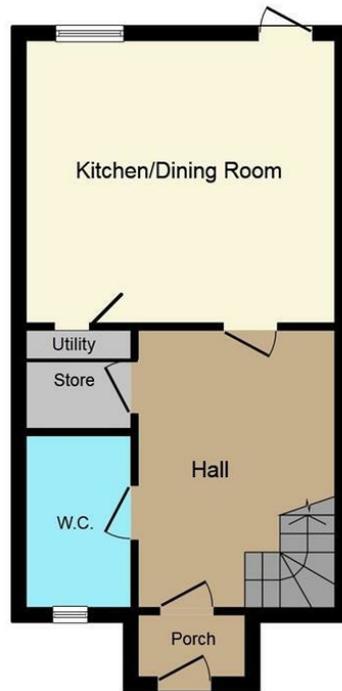
Bedroom 1 11'7" x 12'4"

En Suite Shower Room

Front & Rear Gardens

Off Street Parking - Driveway

Garage + Parking in front for 1 vehicle



Ground Floor



First Floor



Second Floor

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

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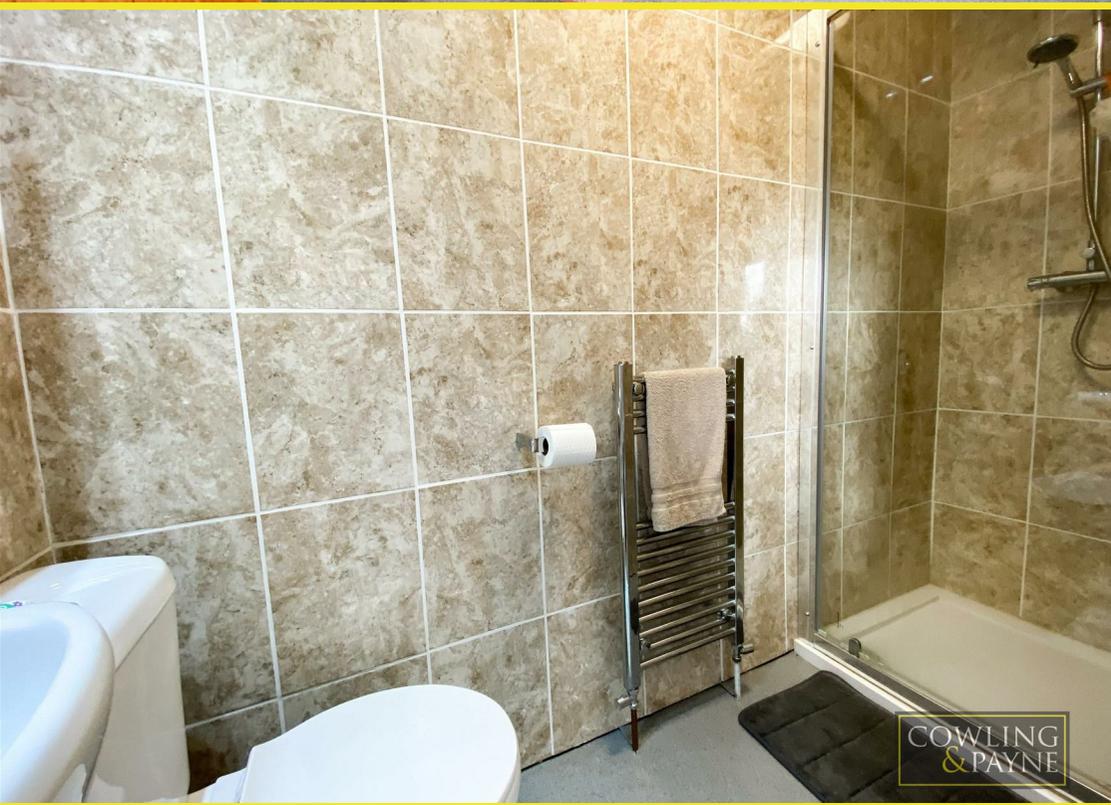
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