

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Kenley Close, Wickford  
Guide Price £375,000

\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

Nestled in the quiet cul-de-sac of Kenley Close, Wickford. This well-presented and extended two-bedroom property offers generous living space and a practical layout, making it an ideal home for first-time buyers, small families, or those looking to downsize.

Upon entering, you are greeted by a spacious and bright living room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The extension enhances the living space, allowing for a versatile layout that can be tailored to your needs. The property boasts a ground floor wc and family bathroom, ensuring ample facilities for residents

The well-equipped kitchen leads to a utility area, complete with a downstairs WC, adding to the practicality of the home.

Externally, the home continues to impress with off-street parking and a garage, offering ample storage or secure parking.

Overall, this property combines space, practicality, and convenience, with the added benefit of its extended layout enhancing everyday living.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			70
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

### Disclaimer

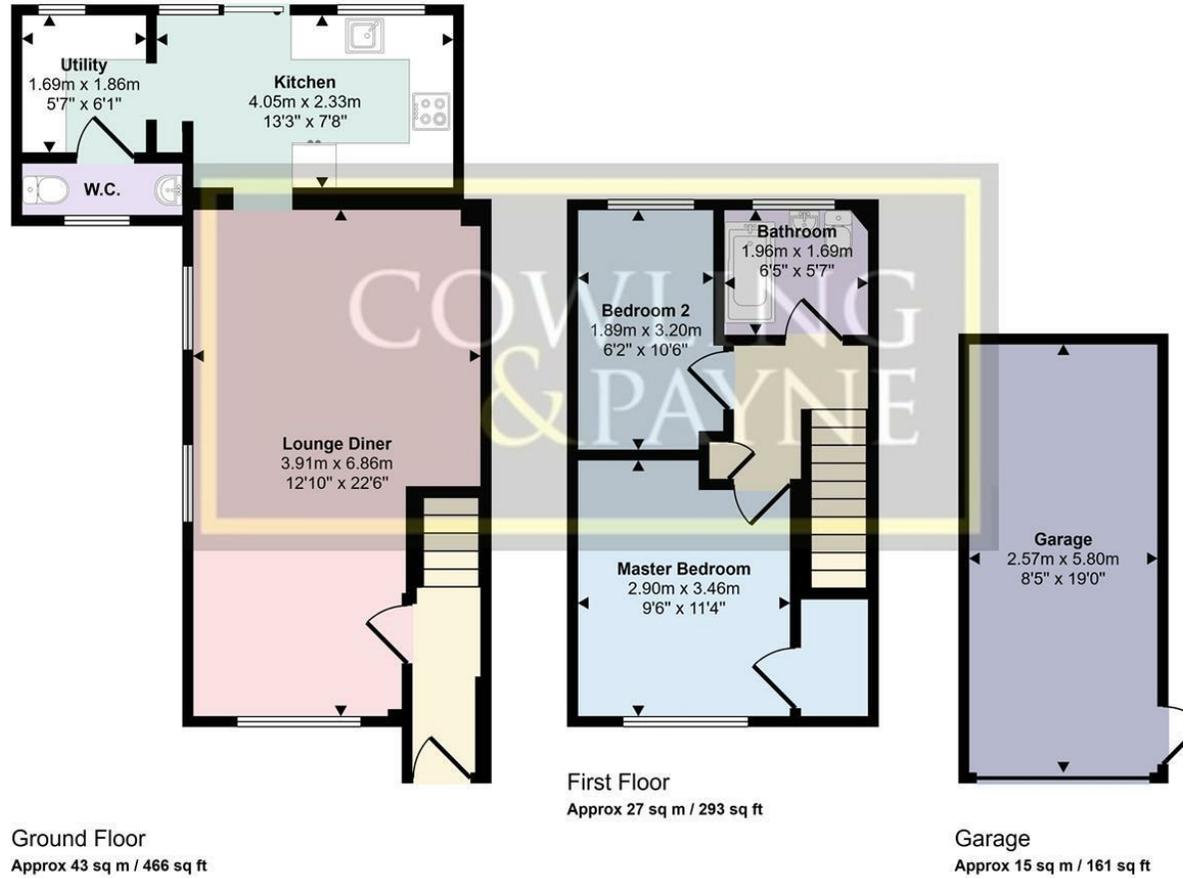
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Once completed, along with other necessary documentation requested the property will be advertised as STC.

### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process.

Approx Gross Internal Area  
85 sq m / 920 sq ft



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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

