



## Viking Way Runwell, Wickford, SS11 7JA Guide Price £450,000

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

Nestled in a tranquil cul-de-sac on Viking Way, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience in the sought-after Runwell area of Wickford. The property boasts a spacious layout, featuring an en suite bathroom in the master bedroom, alongside a well-appointed family bathroom, ensuring ample facilities for family living.

The location is particularly appealing, as it is within walking distance to a variety of local amenities, including schools and the town centre, making it an ideal choice for families. Additionally, Wickford Railway Station is within walking distance providing excellent transport links to Stratford and London Liverpool Street, perfect for commuters.

This delightful home presents an excellent opportunity for those seeking a peaceful yet accessible lifestyle in a vibrant community. With its generous living space and prime location, this property is sure to attract interest from a range of buyers. Do not miss the chance to make this charming house your new home.

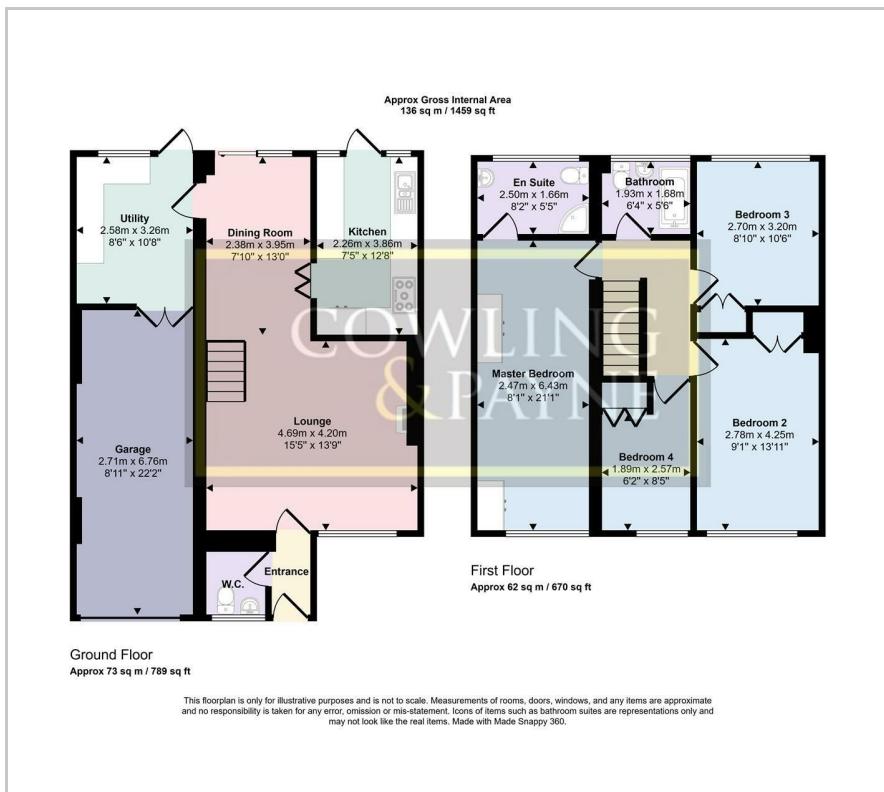
The property also benefits from off street parking to the front and an integral garage for added convenience.

### Viewing

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



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	
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