

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Sandown Road, Wickford
Offers In Excess Of £375,000

Cowling & Payne are delighted to bring to the market this well-proportioned three-bedroom semi-detached family home, situated in the popular Shotgate area of Wickford and offering excellent potential.

The ground floor accommodation comprises a welcoming entrance hall, spacious lounge with attractive bay window, separate dining room/study and a modern fitted kitchen. To the rear is a convenient conservatory, providing additional living/dining space and direct access onto the garden.

Upstairs, the property offers three bedrooms, two of which are doubles and one single, together with a family bathroom and an en-suite shower room to the principal bedroom, providing practical and versatile accommodation for a growing family.

Externally, the property benefits from a good-sized rear garden, while to the front there is off-street parking and access to the garage.

With its generous room proportions, well-balanced three-bedroom layout and scope for further enhancement, this property would make an excellent family home and provides an exciting opportunity for buyers looking to add their own personal touch.

Location-wise, the property is situated in the popular Shotgate area, with a range of local shops, amenities and well-regarded schools nearby. There are also local bus routes within easy reach, providing convenient public transport links to Wickford and the surrounding areas.



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	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	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.

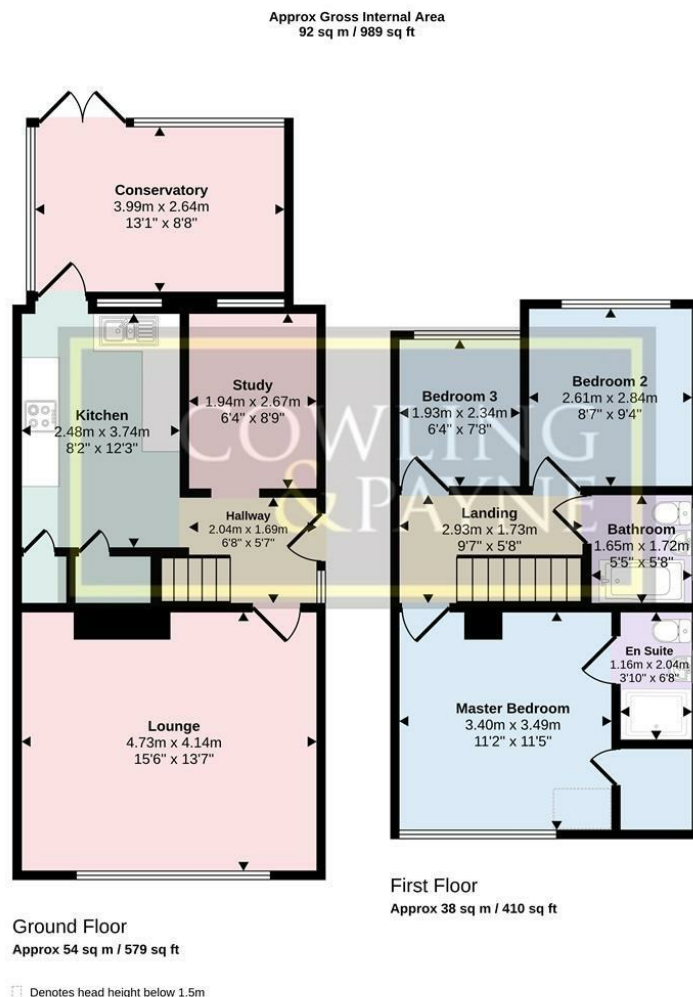
This policy is in place to respect the privacy, security and personal belongings of the property's occupants and owners.

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

Photography & Video Recording Notice

Please be advised that photography, video recording, audio recording, or any form of filming is strictly prohibited during viewings without the prior express consent of the vendor and/or Cowling & Payne Estate Agents.



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.

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