

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Riverside Walk, Wickford  
Asking Price £800,000

| GUIDE PRICE £800,000 - £850,000 | POPULAR LOCATION | SPACIOUS FAMILY HOME |

A fantastic opportunity to acquire a spacious four bedroom, detached family home, positioned in the popular Riverside Walk area of Wickford, offering a good sized rear garden and exciting potential to extend, subject to the necessary planning permissions.

The property offers well proportioned accommodation and presents an excellent opportunity for a purchaser looking to create their ideal home. With its attractive location and generous outside space, there is plenty of scope to personalise the property and make the most of what it has to offer.

The ground floor comprises a welcoming entrance porch and hallway, a spacious living room, separate dining room, fitted kitchen, utility room and convenient ground floor WC. To the rear, the property benefits from a generous conservatory, providing an additional versatile reception space with access to the garden.

The first floor offers four well proportioned bedrooms, with the master bedroom benefiting from its own en suite shower room, together with a family bathroom and landing.

One of the property's standout features is the good-sized rear garden, providing an excellent outdoor space for families, entertaining and enjoying the warmer months. Importantly, the garden also offers exciting potential to explore a rear extension, subject to planning permission and the relevant consents, providing the opportunity to create additional living accommodation and further enhance the home.

Riverside Walk is a popular residential location, conveniently positioned for Wickford town centre, offering a wide range of shops, supermarkets, restaurants and everyday amenities. There are also a number of local schools and recreational facilities within easy reach.

For commuters, Wickford railway station provides services towards London Liverpool Street, making this an appealing location for those travelling into London and surrounding areas.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

- PORCH
- LIVING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN
- UTILITY
- WC
- LANDING
- BEDROOM ONE
- EN SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM
- GARAGE

## OFF STREET PARKING

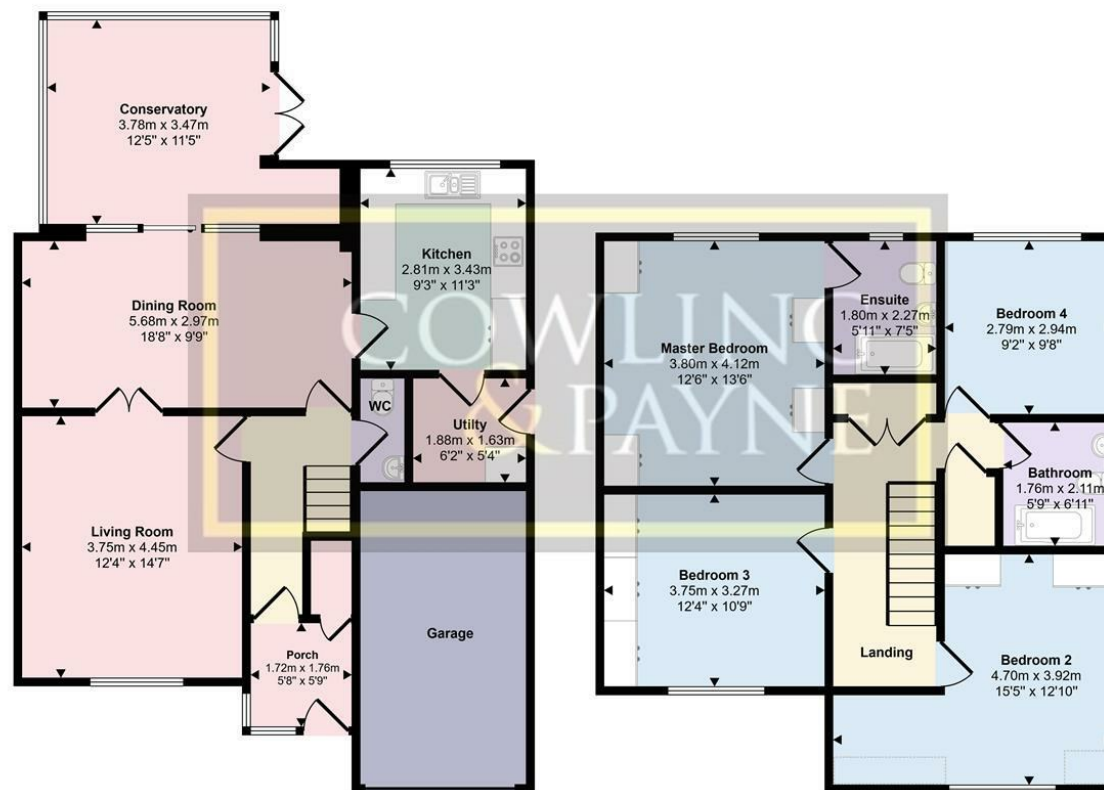
### Disclaimer

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### 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.

Approx Gross Internal Area  
164 sq m / 1761 sq ft



Ground Floor  
Approx 90 sq m / 971 sq ft

First Floor  
Approx 73 sq m / 790 sq ft

 Denotes head height below 1.5m

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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