

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Lynfords Avenue, Wickford
Offers In Excess Of £440,000

Cowling & Payne are delighted to offer to the market this TWO-bedroom fully detached bungalow.

If you have been looking for a detached bungalow that has a lot to offer then this could be the one you have been waiting for.

Moving into the property via the porch you will be led into a good size living area with doors leading to the master bedroom and doors leading to the kitchen area, that also will lead you into the conservatory area of the property. In addition you will be pleased to find a good size second bedroom with views looking out to the rear garden & lastly a modern shower room.

Externally the property offers a good size rear garden, that offers a good size patio area, lawn area with mature planting to the side and rear of the garden, you will also find parking to the front of the property with ample parking.

Cowling & Payne would highly recommend a viewing on this property before its too late.



Porch

Living Area 11'4 x 17'3

Bedroom One 45'11" x 13'1" x 29'6" x 9'10"

Bedroom Two 39'4" x 19'8" x 26'2" x 26'2"

Kitchen Area 36'1" x 9'10" x 26'2" x 29'6"

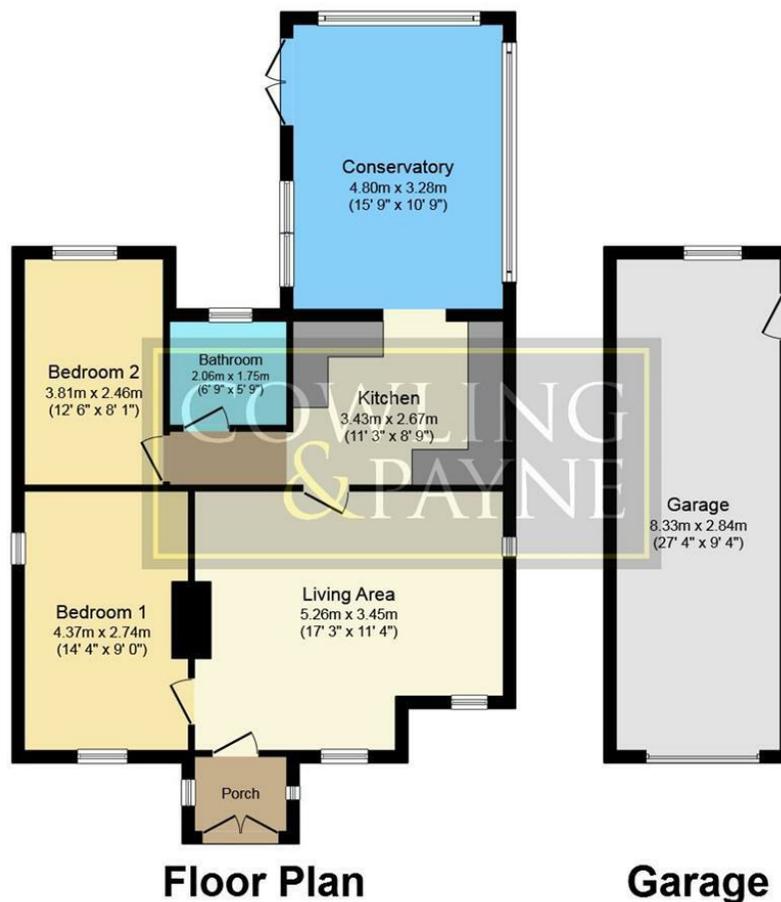
Family Bathroom 16'4" x 29'6" x 26'2" x 29'6"

Conservatory 49'2" x 3'3" x 32'9" x 29'6"

Garage

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		



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

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