

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Louvaine Avenue, Wickford  
Asking Price £800,000

Cowling & Payne are delighted to bring to the market, this FOUR/FIVE bedroom detached family home, situated in one of Wickford's desirable locations. Nearby to the property within close proximity is where you can locate Wickford High Street & Railway Station.

As you first enter into the property you move into the entrance porch, and then this leads you into spacious entrance hall & staircase. All the rooms are then located straight off the hallway. The ground floor comprises of a dining area with bay window, ground floor shower room, storage cupboards and study/ground floor bedroom. As you then come to the end of the entrance hall, double doors then lead you into a spacious and open planned modern kitchen/living area. Both the kitchen area and living area over look the rear garden, with patio doors leading from the living room, and a single door leading from the kitchen. The kitchen itself is impressive, consisting of an island breakfast bar, granite worktops & integrated appliances such as fridge, double oven and dishwasher. Lastly following on from the kitchen, there is also a separate utility room.

Moving upstairs you will then find FOUR spacious bedrooms, the master benefiting from a modern en suite bathroom with shower over bath. Bedroom 2 has the benefit of having a walk in dressing room. Please note that the vendors are currently using bedroom 2 as a walk in dressing room to the master bedroom, however has the potential to be blocked up again and utilized as a separate bedroom again. Lastly a modern 3 piece shower room is located upstairs.

Externally the property features off street parking with an in and out driveway. The rear garden consists of a large patio area with the remainder laid to lawn. One other benefit is the separate ANNEX which is located in the rear garden, which has a reception room, kitchen & shower room. The front part has storage behind the garage door.

Additional Information  
 Tenure - Freehold  
 Council Tax Band - E - Basildon  
 EPC-TBC



- Porch
- Entrance Hall
- Storage Cupboard
- Dining Area
- Shower Room
- Study/Bedroom
- Open Planned Lounge/Kitchen
- Utility Room
- First Floor Floor Landing
- Bedroom 1
- En Suite
- Bedroom 2 (Currently being used as a walk in dress
- Bedroom 3
- Bedroom 4

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		

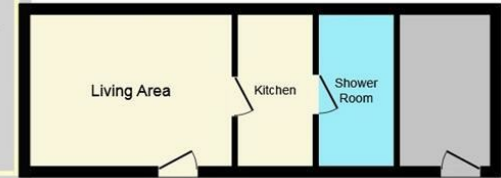
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



**Ground Floor**



**First Floor**



**Annex**

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

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.

