

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

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Woodberry Road, Wickford
Asking Price £475,000

Situated in the sought-after residential area of Shotgate, this beautifully presented three-bedroom family home offers spacious and versatile accommodation, perfectly suited to modern family living.

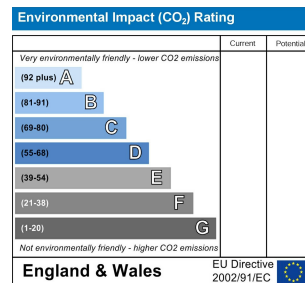
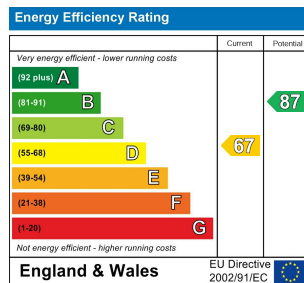
Upon entering, you are greeted by a welcoming entrance hallway leading to a contemporary fitted kitchen, complete with ample worktop space and storage, ideal for both day to day living and entertaining. The kitchen seamlessly opens into the main living area, creating a sociable open-plan layout. Bi-folding doors lead through to a stunning conservatory, featuring floor-to-ceiling glazing, Velux windows, and additional bi-fold doors opening onto the rear garden, allowing natural light to flood the space throughout the day.

The ground floor also benefits from a convenient WC, adding practicality for guests and busy households.

Upstairs, the property offers three generously sized double bedrooms, including a principal bedroom with its own en-suite shower room. A modern three piece family bathroom serves the remaining bedrooms.

Externally, the home continues to impress with off-street parking, a garage providing additional storage or parking, and a well-proportioned rear garden perfect for outdoor entertaining and family enjoyment.

Ideally located within easy reach of local schools, amenities, transport links, and Wickford town centre, this property combines comfortable family living with excellent convenience.



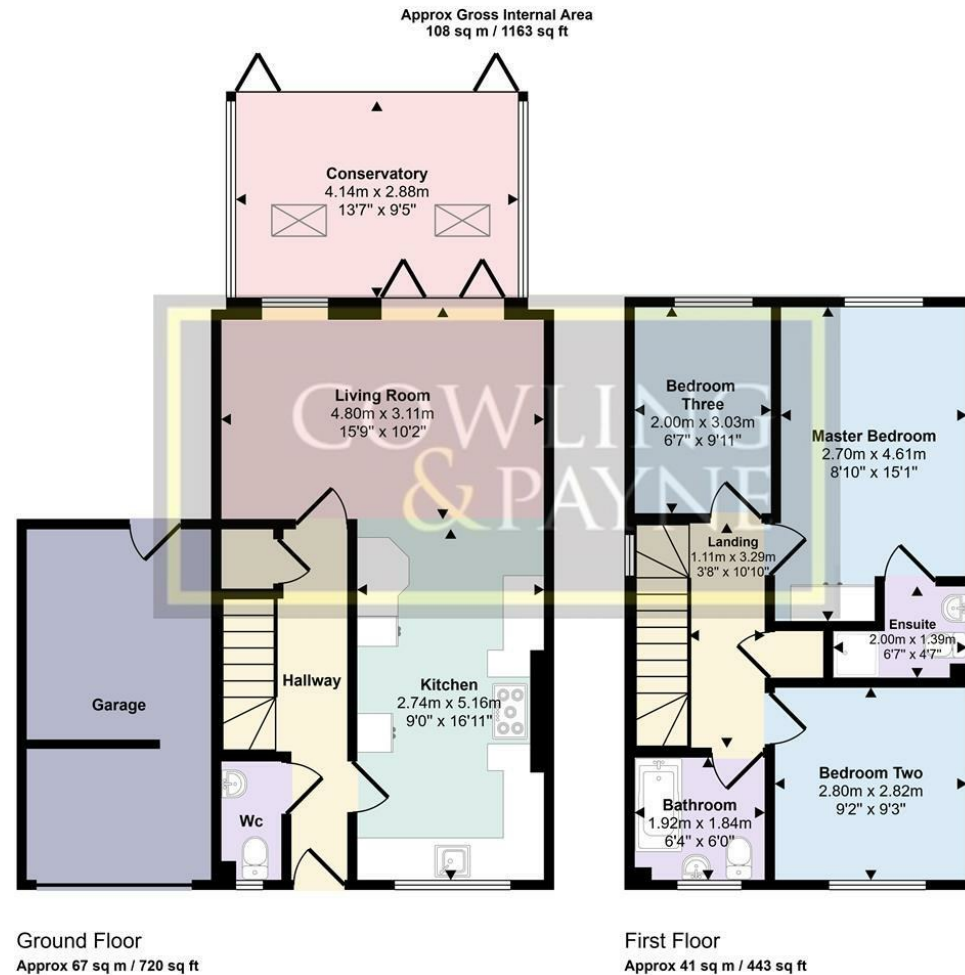
- FRONT
- ENTRANCE HALL
- WC
- KITCHEN
- LOUNGE/DINER
- CONSERVATORY
- LANDING
- BEDROOM 1
- EN SUITE
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- GARDEN
- OFF STREET PARKING

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.

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.



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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