

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Mapleleaf Gardens, Wickford
Guide Price £370,000

Guide Price £370,000 - £390,000

Chain Free | Planning Permission Granted | Solar Panels with Approx. £2,500 Annual Rebate | Three Bedrooms

Cowling & Payne are delighted to offer for sale this chain free, three bedroom family home, ideally situated within the sought-after Mapleleaf Gardens, offering excellent access to Wickford High Street, local schools and the mainline railway station with direct links into London Liverpool Street.

This well-maintained property provides spacious accommodation throughout, commencing with a entrance hall leading to a lounge and a kitchen/dining room, creating the ideal space for everyday family living and entertaining. To the rear, a bright and airy conservatory overlooks the garden, providing an additional reception room.

The first floor offers three well proportioned bedrooms together with a 3 piece bathroom, making the property perfectly suited to growing families, first-time buyers or those looking to upsize.

One of the standout features of this home is the planning permission already granted for a single-storey side and rear extension. The approved plans would create a substantially larger family home and include a front storage area, utility room and ground floor cloakroom/WC, adding both practicality and valuable living space for future owners.

The property further benefits from owned solar panels, with the current owner advising they receive an annual rebate of approximately £2,500, together with the added benefit of reduced electricity costs. Prospective purchasers should make their own enquiries regarding the transferability and ongoing terms of the solar panel scheme.

Externally, the property offers off-street parking to the front and a private rear garden, whilst the advantage of being offered with no onward chain.



ENTRANCE

LOUNGE

KITCHEN/DINER

CONSERVATORY

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

OFF STREET PARKING

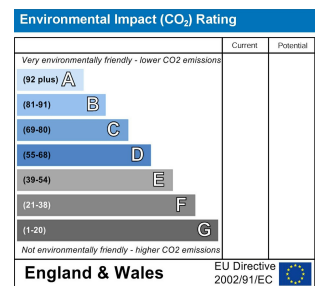
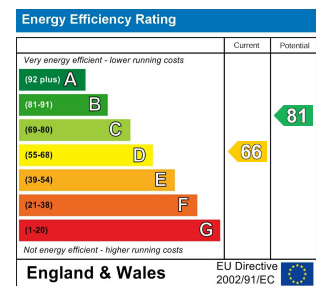
PRIVATE REAR GARDEN

Disclaimer

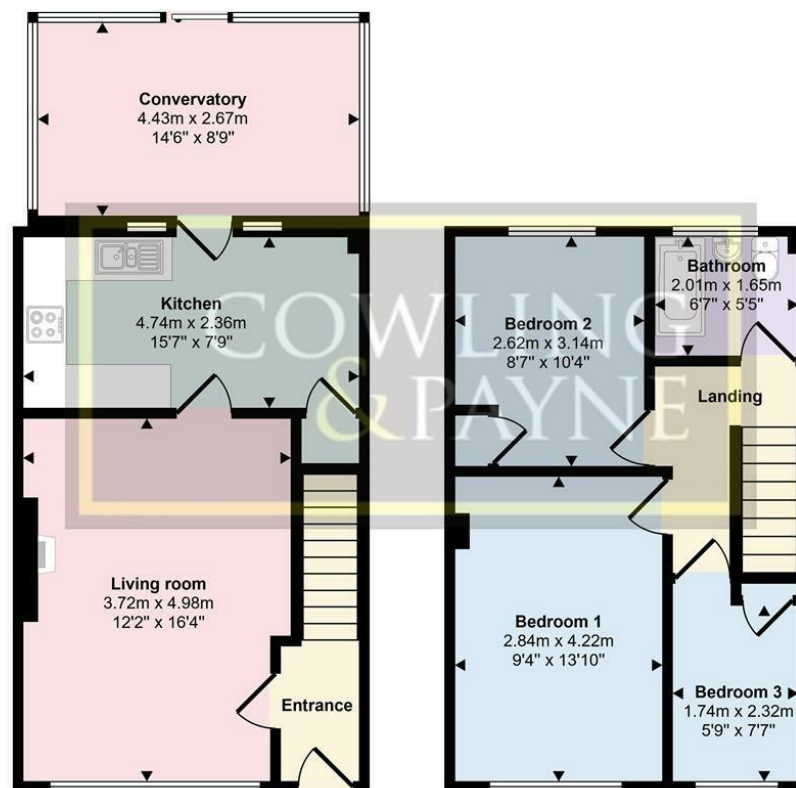
Whilst we make enquiries with the Seller to

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.



Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft

First Floor
Approx 36 sq m / 384 sq ft

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.

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.

