

RESIDENTIAL SALES  
|  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Church End Lane, Wickford  
Asking Price £1,000,000



Welcome to this delightful 4 bedroom detached bungalow that is in good condition and offers so much potential. This property boasts a tranquil setting and offers a great deal of potential for future development (STPP) due to sitting on approx 2.2 Acres (STLS).

The bungalow is spaciouly designed with four double bedrooms, two bathrooms, one reception room and a well-equipped kitchen. Bedroom one and bedroom two both feature a bay window, offering an abundance of natural light to stream in, making them pleasant and inviting spaces. Bedroom three and bedroom four, are equally spacious and provide a comfortable living environment.

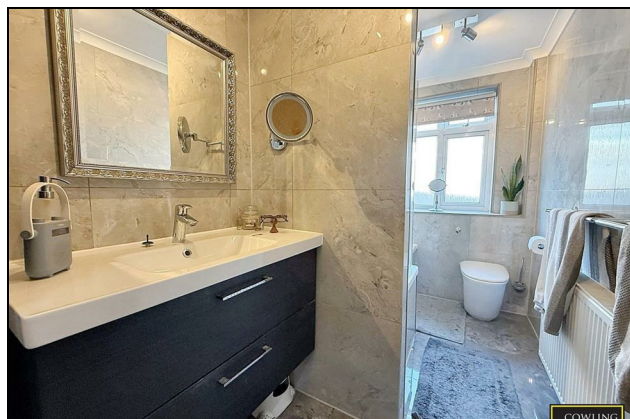
The bathrooms are well distributed to ensure convenience, with one being a full bathroom and the other a shower room, catering to all family needs.

The kitchen is a cook's delight with its kitchen island providing ample space for meal preparation. It is truly the heart of this home, offering an environment that is perfect for family gatherings or casual dining. There is also an added benefit of a separate utility area, with access out to the garden.

The reception room is not only spacious but also provides direct access to the garden, a perfect blend of indoor and outdoor living.

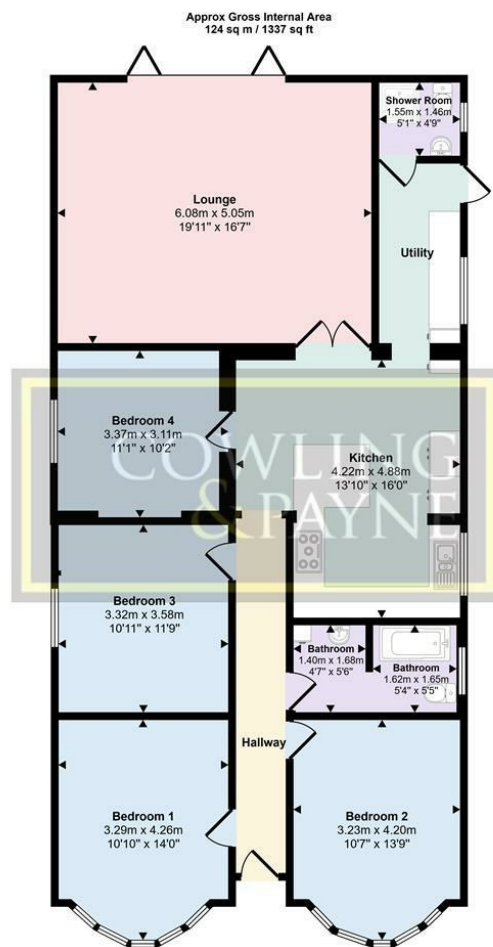
One of the key features of this property is the generous space it offers outside. With approximately 2.2 acres of land at the rear, it is an ideal opportunity for those looking to house equestrians, horses or stables. This property also benefits, off-street parking and side access, wide enough for vehicles to drive up and down. If you are looking to have a business from home, subject to the necessary planning, then there is a small holding located at the rear of the land.

In conclusion, this detached bungalow is a perfect blend of location, potential and comfort. It is an opportunity not to be missed for those seeking a property that offers both a home and a potential investment opportunity.



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		
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) <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		
England & Wales		EU Directive 2002/91/EC



Floorplan

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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