

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



London Road, Essex
£1,435 PCM

**** CPO9383 ONLINE ENQUIRIES ONLY **** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS EXTRAORDINARILY SPACIOUS, TWO RECEPTION ROOM, TWO DOUBLE BEDROOM HOUSE WITH ADDED ADVANTAGE OF A CONVERTED LOFT ROOM.

THE PROPERTY IS ARRANGED OVER THREE FLOORS, WITH A HALLWAY, CLOAK ROOM AND SPACIOUS OPEN PLAN KITCHEN/DINING ROOM, LOCATED UPON THE GROUND FLOOR

UPON THE FIRST FLOOR, YOU ARE GREETED BY A VERY SPACIOUS LIVING ROOM, LEADING TO A GOOD-SIZED EXTERIOR BALCONY. A NEWLY FITTED BATHROOM IS ALSO LOCATED UPON THIS FLOOR.

UPON THE SECOND FLOOR, YOU WILL FIND TWO DOUBLE BEDROOMS WITH A CONVERTED 'LOFT ROOM' LOCATED WITHIN THE ROOF.

TO THE EXTERIOR OF THE PROPERTY THERE IS A FRONT AND REAR GARDEN

THE PROPERTY IS CONVENIENTLY LOCATED WITHIN PROXIMITY TO 'WICKFORD'S' HIGH STREET AND TOWN CENTRE AMENITIES AND MAINLINE RAILWAY STATION.

VIEWING IS STRONGLY ADVISED TO APPRECIATE THE GENEROUS SIZE OF THIS PROPERTY

AVAILABLE OCTOBER 2025 - COUNCIL TAX BAND 'D' - EPC RATING 'E'



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	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		
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Not environmentally friendly - higher CO ₂ emissions		
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