

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Elder Avenue, Wickford
Guide Price £450,000

*** GUIDE PRICE £450,000 - £475,000 ***

Cowling & Payne are delighted to market, this FOUR bedroom semi detached house to the market, positioned in the popular & sought-after area of Elder Avenue, Wickford.

Upon entering, you are welcomed by a lovely porch that leads into an inviting reception room.

The ground floor also features a practical shower room, enhancing the property's functionality. The utility room provides additional storage and laundry space, with direct access to the rear garden. Other features also include a spacious modern kitchen/diner, which also has direct access out to the rear garden. This part of the property has been vastly improved by the current owners, with the added extension creating this new space.

Upstairs provides you with 2 double bedrooms, & 2 single bedrooms, one of which is currently used as a study/home office. In addition there is a family bathroom.

The location is particularly appealing, situated in a popular neighbourhood that boasts proximity to local schools, ensuring that educational facilities are just a stone's throw away. This makes it an excellent choice for families with children.

With its combination of practical living spaces and a desirable location, this semi-detached house on Elder Avenue is a wonderful opportunity for anyone looking to settle in Wickford. Don't miss the chance to make this delightful property your new home.



PORCH

ENTRANCE HALLWAY

GROUND FLOOR SHOWER ROOM

LOUNGE

KITCHEN/DINER

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

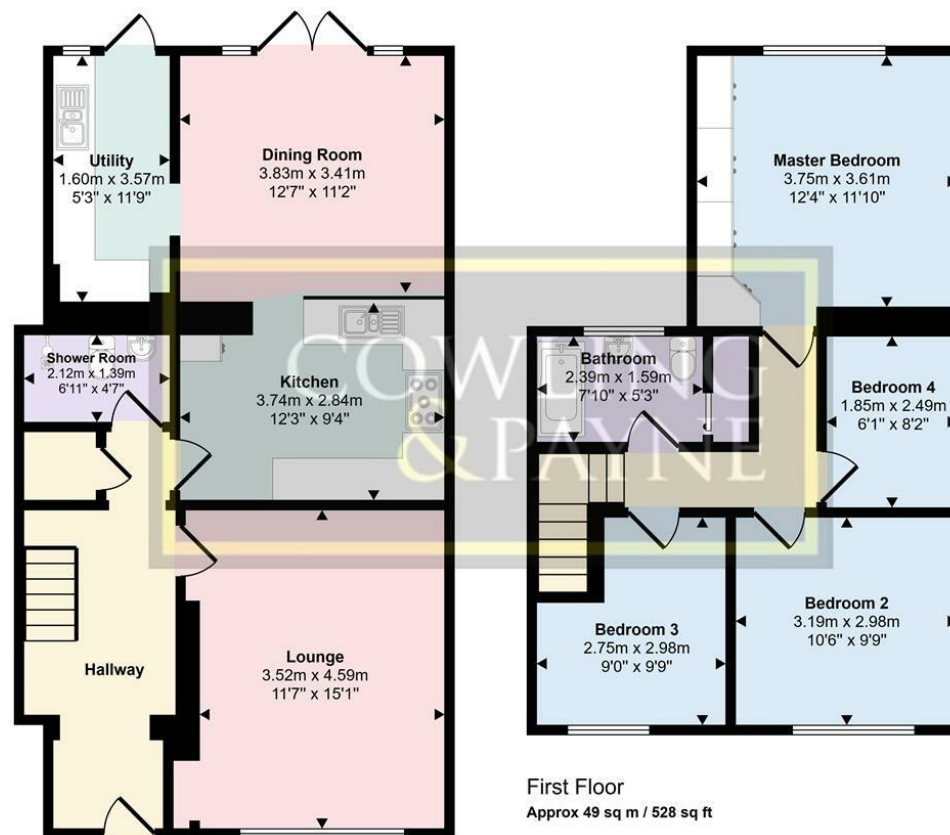
OFF STREET PARKING

PRIVATE REAR GARDEN

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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area
114 sq m / 1229 sq ft



Ground Floor
Approx 65 sq m / 701 sq ft

First Floor
Approx 49 sq m / 528 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.

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