

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Grange Avenue, Wickford  
Guide Price £400,000



**\*\* COMING SOON \*\*** GUIDE PRICE £400,000 - £425,000 **\*\* OPEN HOUSE BY APPOINTMENT ONLY 14TH FEB \*\*** Cowling & Payne are please to bring to the market, this three-bedroom semi-detached house in a sought-after location, ideally positioned for local amenities, schools and transport links.

The ground floor offers a spacious reception room featuring a bay window, providing a pleasant outlook to the front. To the rear, there is a practical kitchen/diner, offering space for both cooking and everyday family dining. Upstairs are three bedrooms: two doubles and a single, together with a bathroom fitted with a four-piece suite, providing separate bath and shower facilities.

Externally, the property benefits from off-street parking.

The location provides convenient access to Wickford's town centre, where you will find a range of shops, supermarkets, cafés and everyday services. The property is well placed for local schools, making it suitable for families seeking proximity to education and amenities. Nearby parks and open spaces around Wickford offer opportunities for walking and leisure.

Wickford railway station is accessible from the property and provides regular services into London Liverpool Street, typically in around 40 minutes, as well as connections towards Southend and other destinations. Local bus routes further support connections to surrounding towns and neighbourhoods.

This chain-free semi-detached house may appeal to first time buyers and families looking to establish themselves in a popular Wickford location close to schools, amenities and public transport.



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	

ENTRANCE HALL

LOUNGE

KITCHEN/DINER

LANDING

4 PIECE BATHROOM

BEDROOM 1

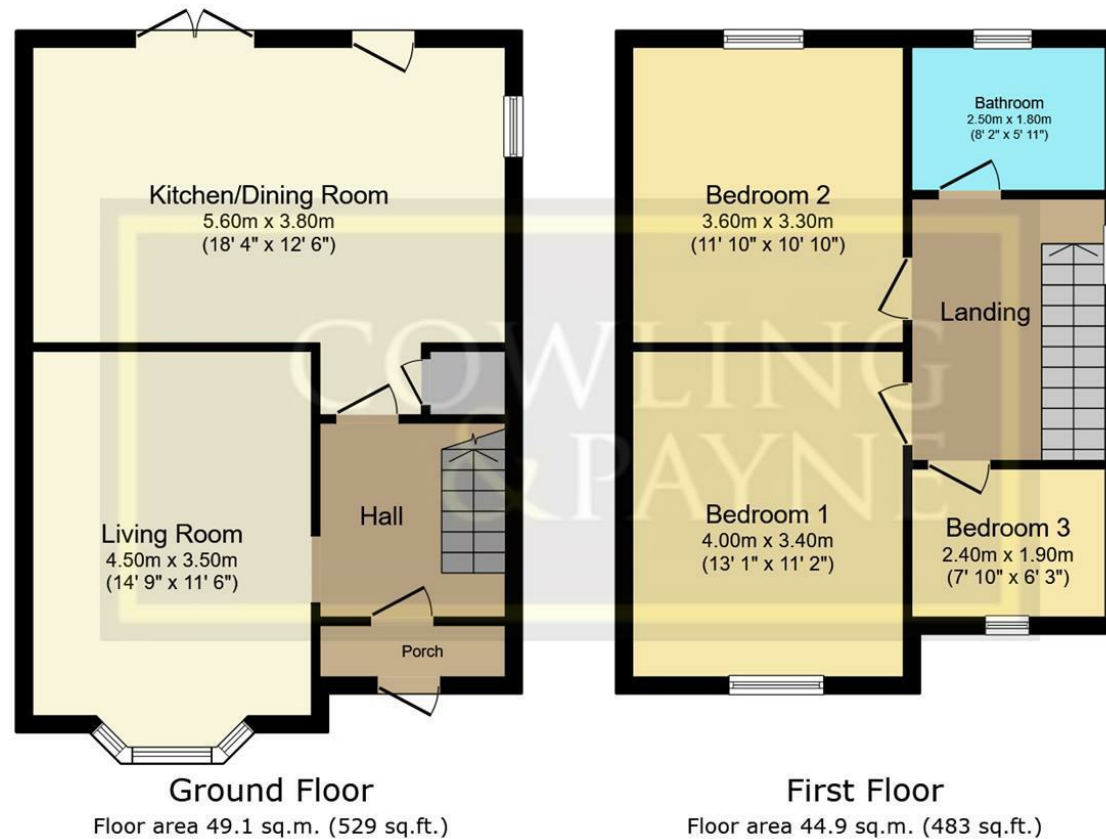
BEDROOM 2

BEDROOM 3

PRIVATE REAR GARDEN

OFF STREET PARKING

CHAIN FREE



Total floor area: 94.0 sq.m. (1,012 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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