

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Grange Avenue, Wickford
Guide Price £400,000

** GUIDE PRICE £400,000 – £425,000 ** CHAIN FREE **

Cowling & Payne are pleased to bring to the market this well-presented three-bedroom semi-detached home, situated in a sought-after location close to local amenities, schools, and transport links.

The ground floor comprises a spacious reception room featuring a bay window, offering an attractive outlook to the front of the property. To the rear is a practical kitchen/diner, providing ample space for cooking as well as everyday family dining.

Upstairs, the property offers three bedrooms, including two double bedrooms and a single, along with a bathroom fitted with a four-piece suite, benefiting from both separate bath and shower facilities.

Externally, the property features off-street parking.

Ideally located, the home provides convenient access to Wickford town centre, which offers a wide range of shops, supermarkets, cafés, and everyday services. The property is well positioned for reputable local schools, making it particularly appealing to families. Nearby parks and open green spaces also provide opportunities for leisure and outdoor activities.

Wickford railway station is easily accessible and offers regular services to London Liverpool Street in approximately 40 minutes, as well as connections towards Southend and other surrounding destinations. Local bus routes further enhance transport links to neighbouring towns.

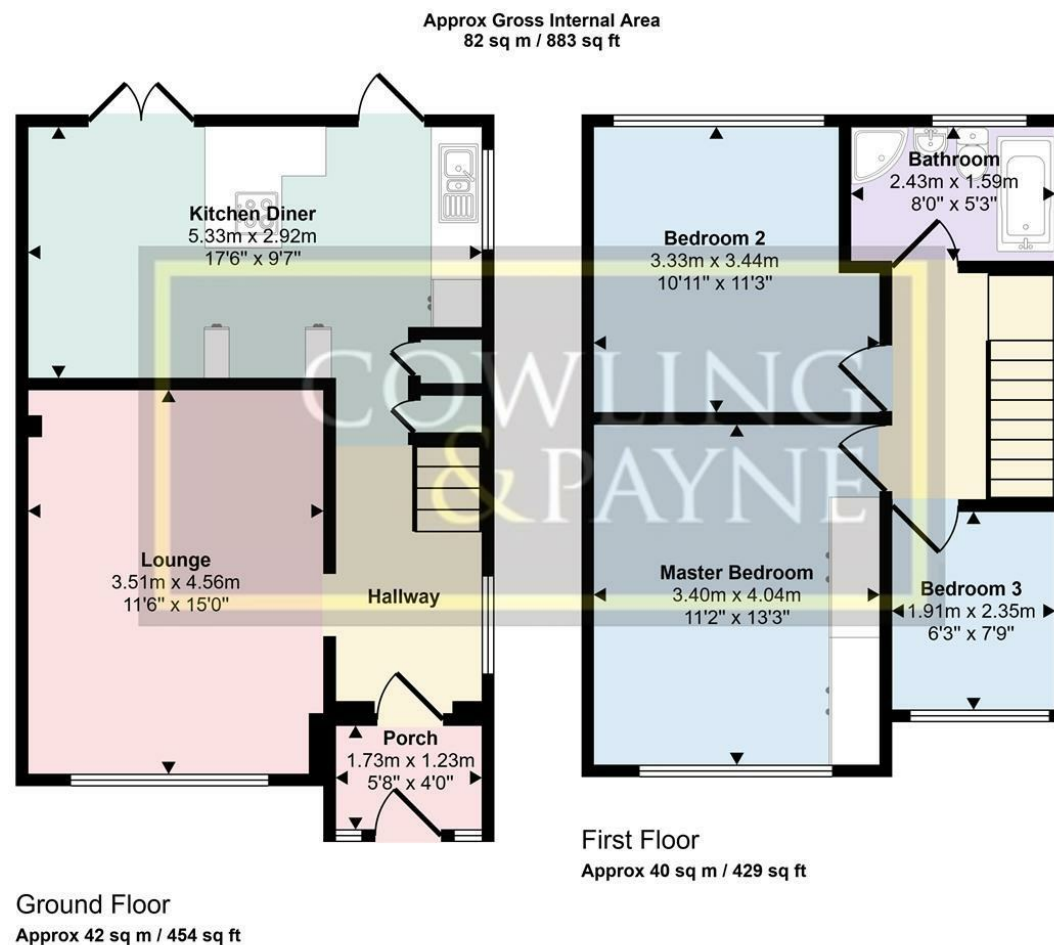
Offered chain-free, this semi-detached property is likely to appeal to first-time buyers and families seeking a home in a popular Wickford location close to schools, amenities, and excellent transport connections.



- ENTRANCE HALL
- LOUNGE
- KITCHEN/DINER
- LANDING
- 4 PIECE BATHROOM
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- CHAIN FREE

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	



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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