



BRITISH  
PROPERTY  
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Branksome Avenue, Wickford

BEAUTIFUL FAMILY HOME: Castle Estate Agents are delighted to offer FOR SALE this BEAUTIFUL 4 DOUBLE BEDROOM, 2 BATHROOM DETACHED HOUSE situated in this quiet road within walking distance to LOCAL SHOPS, BARS, RESTAURANTS, STATION, BUS ROUTES, QUICK access A127 and close to PRIMARY SCHOOLS.

- 4 Double bedrooms
- Fantastic location
- L shaped rear garden
- Large kitchen/diner
- Chain free
- Detached House
- off street parking x 9 cars
- South facing
- Downstairs W.C
- Walk to town center

**£725,000 Freehold**

## Front aspect

Shingled off street parking for approx 6 cars with wooden gates leading to off street parking for 3 more cars, outside lights, mature bushes and trees, double glazed door with frosted glass inset to:

## Large entrance hall

Doors to all rooms, coving, stairs to first floor, power points, under floor heating, hard wood flooring.

## Cloakroom

Double glazed Georgian style frosted window to the rear aspect with fitted blinds, under floor heating, hard wood flooring, tiled splash backs, 2 piece White suite comprising of a low level flush toilet and hand wash basin in vanity unit with mixer taps, spot lights, extractor fan, 2 x storage cupboards.

## Lounge 21' 9" by 13' 5" (6m 63cm by 4m 9cm), ()

Double glazed Georgian style window to the front aspect plus Two to the side aspect and Double glazed Georgian style French doors to the rear aspect with fitted blinds, under floor heating, power points, tv point, feature brick built fire place with cast iron log burner inset and hard wood mantle, wall mounted lights.

## Kitchen/Diner 25' by 14' 6" (7m 62cm by 4m 42cm)

Double glazed Georgian style window to the rear, side, front aspect and Double glazed Georgian style door to the rear aspect with fitted blinds , tiled flooring with under floor heating in kitchen area, shaker style eye level and base level units incorporating a range gas cooker and over extractor fan, space for washing machine and double fridge freezer, matching work surfaces and splash backs, wine rack, enamel 1 1/4 bowl sink and drainer with mixer taps, power points, tv point, down lighters, coving, down lighters, coving, open to DINING AREA with hard wood flooring with under floor heating, door to hallway, coving:

## First floor landing

Doors to all rooms, power points, Double glazed Georgian style window to the rear aspect with fitted blinds, radiator, loft access, power points.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*



### **Bedroom 1** 14' 8" by 11' 9" (4m 47cm by 3m 58cm), ( )

Double glazed Georgian style window to the front aspect with fitted blinds, power points, tv point, radiator and door to En-suite.

### **En-suite**

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted mains massage shower, tiled splash backs, radiator, tiled flooring, Double glazed Velux window to the rear aspect with fitted blinds, spot lights.

### **Bedroom 2** 11' 10" by 10' 4" (3m 61cm by 3m 15cm), ( )

Double glazed Georgian style window to the rear aspect with fitted blinds, power points, tv point, radiator

### **Bedroom 3** 12' by 11' (3m 66cm by 3m 35cm), ( )

Double glazed Georgian style window to the rear aspect with fitted blinds, power points, storage cupboard, tv point, radiator

### **Bedroom 4** 11' by 9' 6" (3m 35cm by 2m 90cm), ( )

Double glazed Georgian style window to the front aspect with fitted blinds, power points, tv point, radiator.

### **Family bathroom**

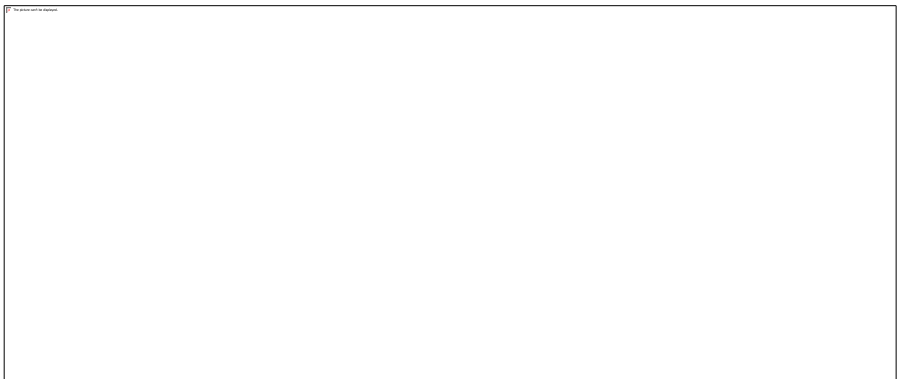
3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps in vanity unit, panel enclosed bath with mixer taps and shower attachment, fully tiled splash backs, laminate wood flooring, double glazed Velux window to the rear aspect, down lighters, coving, radiator, extractor fan.

### **L shaped rear garden**

Shingled area, mainly laid to lawn with flower borders, outside lights, outside tap, shingled driveway for 3 cars, double wooden gates to front aspect.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*



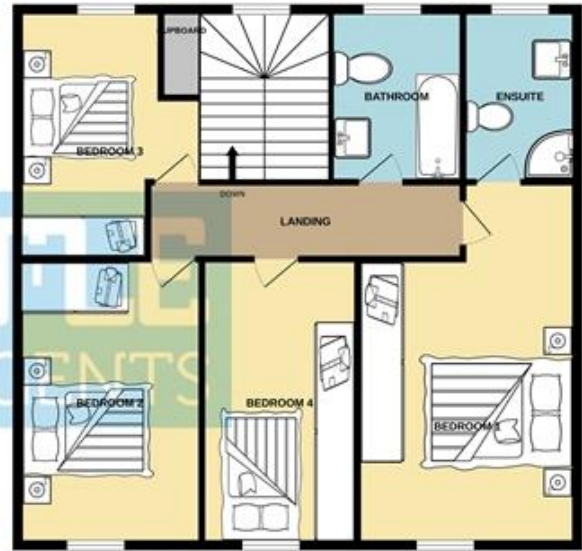
*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.