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today on 01268 777400**



Beauchamps Drive, Wickford Guide price £475,000

Aspire Estate Agents introduce this spacious family home in Beauchamps Drive, available with no onward chain. This deceptively large property must be seen to be fully appreciated. Inside, an expansive entrance hall welcomes you, leading to two stunning reception areas and a generously sized kitchen at the heart of the home. The ground floor also features ample storage units and a showroom.

Entrance Hall Way

9'x 7'3 (2.74mx 2.21m)

Lounge

17'11 x 18'7 (5.46m x 5.66m)

Conservatory

12'5 x 10'6 (3.78m x 3.20m)

Kitchen

17' x 7'8 (5.18m x 2.34m)

Landing**Bedroom One**

17'4 x 7'9 (5.28m x 2.36m)

Bedroom Two

12'5 x 7'7 (3.78m x 2.31m)

Bedroom Three

13'4 x 7'9 (4.06m x 2.36m)

Bedroom Four

7'5 x 10'5 (2.26m x 3.18m)

Bedroom Five

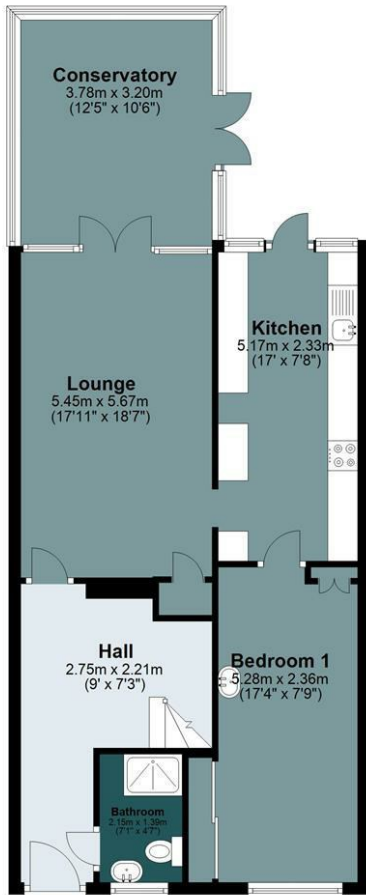
7'8 x 7'8 (2.34m x 2.34m)

Bathroom**Down Stairs Bathroom**

7'1 x 4'7 (2.16m x 1.40m)

Rear Garden

Ground Floor
Approx. 76.6 sq. metres (824.6 sq. feet)

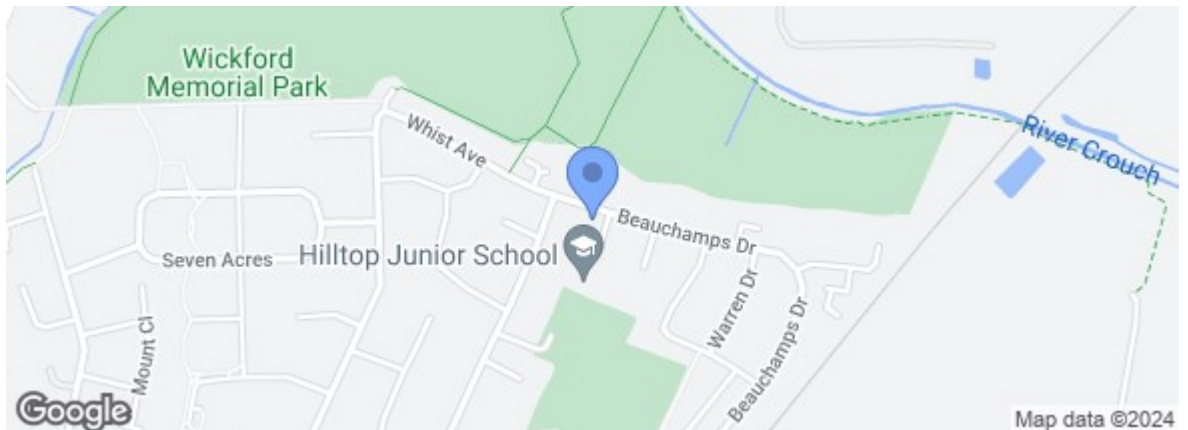


First Floor
Approx. 45.4 sq. metres (488.6 sq. feet)



Total area: approx. 122.0 sq. metres (1313.2 sq. feet)
Beauchamps drive

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	



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