



Bear Estate Agents are absolutely thrilled to bring to the market, with NO ONWARD CHAIN, this incredible two double bedroom first-floor maisonette which profits from deceptively spacious living accommodation alongside a fine finish throughout, DRIVEWAY PARKING & its OWN GARDEN.

- Own Composite UPVC Front Door With Storage & Stairs Leading To Main Living Accommodation
- Master Bedroom 15'5 x 9' Plus Bedroom Two 15'5 x 8'9
- Kitchen 10'4 x 8'11
- Driveway Parking For Multiple Vehicles
- Quiet & Family Friendly Cul De Sac With No Through Traffic & Walking Distance To Local Shops & Rail Links Direct Into London
- Spacious First Floor Landing
- Lounge/Diner 17'2 x 12'1
- Bathroom Suite 6'5 x 5'5
- Own Rear Garden
- No Onward Chain

## St. Catherines Close

Wickford

**£260,000**





# St. Catherines Close



Internally the new owner will be greeted by a striking and spacious landing once through your own front door and up the stairs. At the bottom of the stairs there is an area of storage for shoes and coats. The landing allows access to all remaining living accommodation.

Worthy of special mention are the incredible bedroom sizes with the master bedroom measuring 15'5 x 9' and bedroom two measuring an equally generous 15'5 x 8'9. Both bedrooms are sizable double bedrooms which is a fine feature within itself.

The main lounge come diner measures a generous 17'2 x 12'1 with a wealth of natural light. This room provides the perfect environment in which to both entertainment and relax.

The kitchen measures a further 10'4 x 8'11 with an abundance of worktop space and storage space. The combi boiler can be found within the kitchen and this was only fitted in September of 2022.

Completing the living accommodation is the family bathroom suite which measures 6'5 x 5'5 and consists of the W/C, washbasin, and bathtub with overhead shower.

Externally this wonderful home continues to impress and excel with driveway parking for multiple vehicles plus its own garden. There is also brick-built external storage too.

Situated toward the end of a quiet and family-friendly cul de sac with no through traffic the property is within walking distance of local shops and amenities plus Wickford High Street and rail links direct into London. The location is fantastic for convenience and offers something for all ages.

Being sold with NO ONWARD CHAIN internal viewings come strongly recommended so that one can appreciate first-hand the time, care, and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Leasehold - 89 Years Remaining.  
Service & Maintenance £0 PA.  
Ground Rent £500 PA.  
Council Tax Band B.  
Amount £1595.30.

**Own Composite UPVC Front Door**

**Storage With Stairs Leading To First Floor**

**Spacious First Floor Landing**

**Master Bedroom**

15'5 x 9'

**Bedroom Two**

15'5 x 8'9

**Bathroom Suite**

6'5 x 5'5

**Lounge/Diner**

17'2 x 12'1

**Kitchen**

10'4 x 8'11

**Loft Access**

**Driveway Parking For Multiple Vehicles**

**Own Rear Garden**

**Brickbuilt Storage**

**Quiet Cul De Sac With No Through Traffic**

**Walking Distance To Local Shops & Amenities**

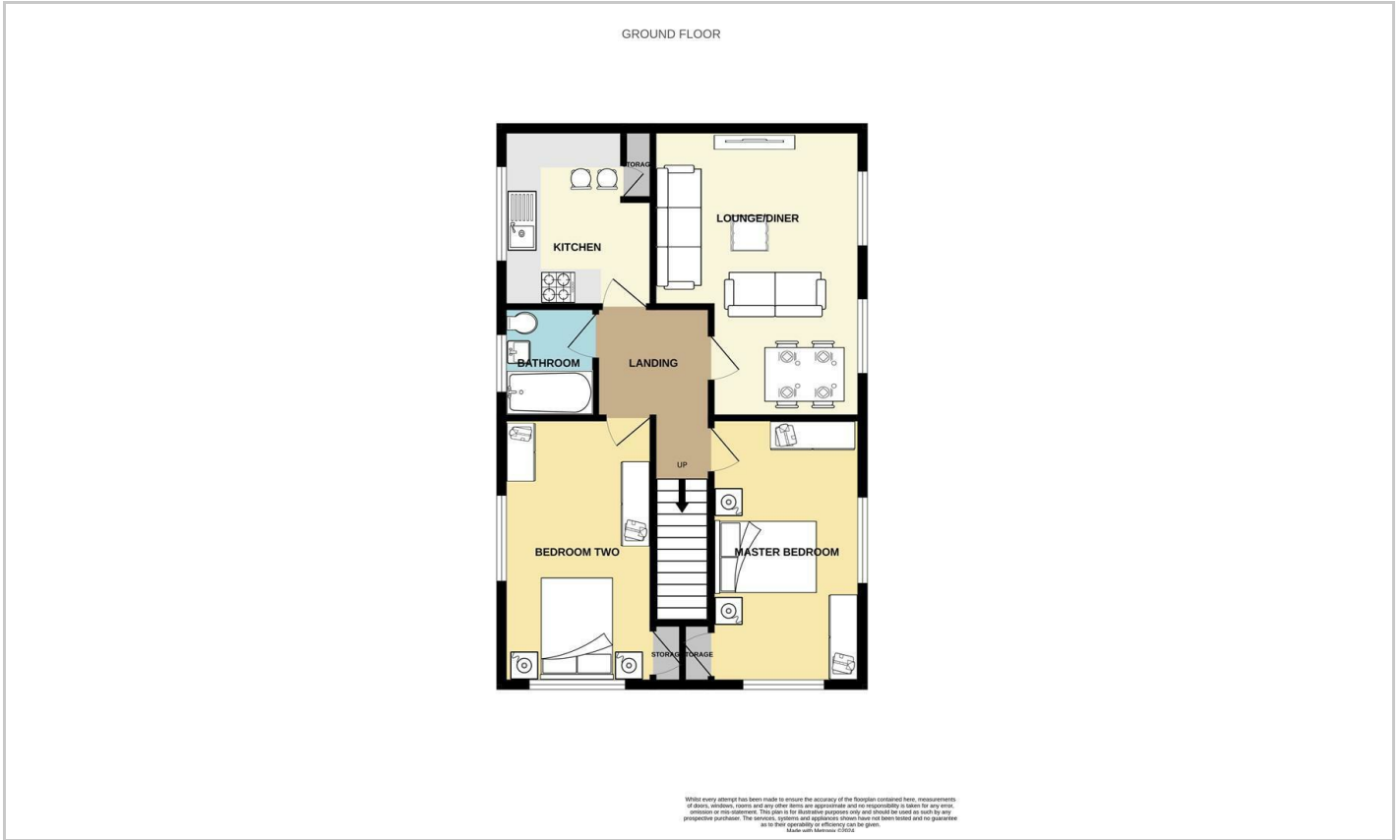
**Walking Distance To Rail Links Into London**

**No Onward Chain**

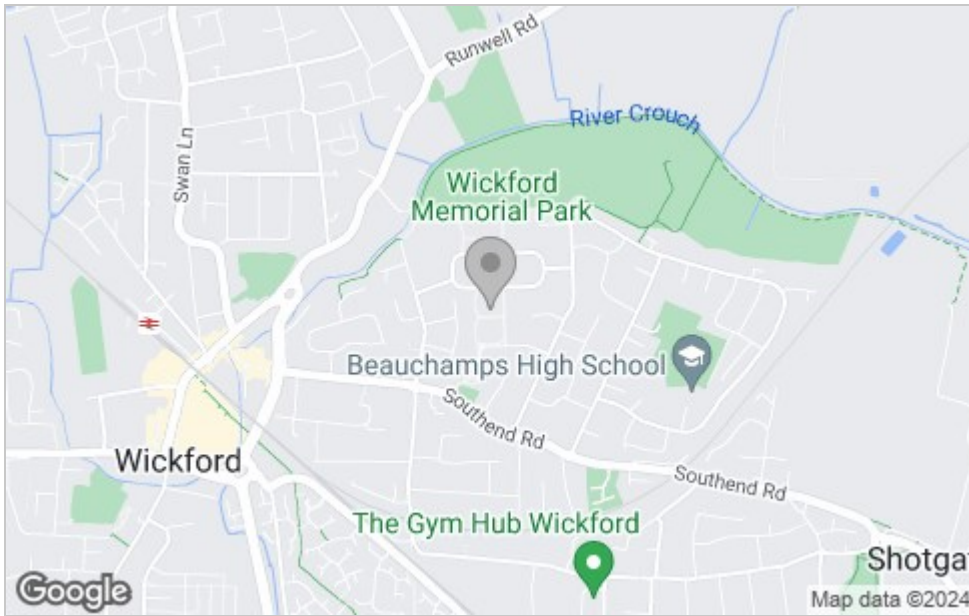




# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

