



Bear Estate Agents are thrilled to bring to the market this beautifully maintained, THREE BEDROOM, DETACHED house. Church End Lane is in the highly sought after area of Runwell, Wickford. It is surrounded by local shops, bus routes, as well as Schools rated 'good' and 'outstanding' by Ofsted. Church End Lane is also just 1 mile from Wickford Railway Station which connects to London Liverpool Street on the reliable Greater Anglia Rail Service. The A127 is just a short drive which also connects into London for commuters who prefer to drive.

- 1 Mile to Wickford Railway Station
- Walking Distance to 'Good' and 'Outstanding' Schools
- Lounge (18'1 x 10'4)
- Kitchen/Diner (18'0 x 9'4 Max)
- Dining Room being used as a Playroom (11'11 x 11'0)
- Bedroom 1 (11'5 x 13'8 Max)
- Bedroom 2 (10'0 x 9'6)
- Bedroom 3 (6'3 x 7'0)
- Ensuite to Bedroom 1
- Driveway Parking for 4 Cars

## Church End Lane

Wickford

**£460,000**





# Church End Lane



Internally, the new owner is greeted by the welcoming entrance hall, which hosts the downstairs w/c and connects all of the ground floor rooms.

The kitchen/diner is a great size, it measures 18'0 x 9'4 at its maximum dimensions! The kitchen is host to a wealth of cupboard and worktop space and the dining area is large enough to host a six-seater dining table. There is a large window either end of this room which flood the room with natural light throughout the day, which makes it perfect for entertaining.

The lounge is also a lovely size, 18'1 x 10'4, and is able to accommodate a large sofa making this the perfect family room.

Extended to the rear is the dining room; this room measures 11'11 x 11'0 and is currently being used as a children's playroom. This room boasts bi-fold doors to the garden which make the room feel bright all day, and although the floor is tiled, this room has underfloor heating! The footings of this extension were built deep enough for it to be built on top of, allowing for a two-storey extension subject to planning.

The first floor commences on the landing which connects all of the rooms upstairs.

Bedroom 1 measures 11'5 x 13'8 max and is host to a large storage cupboard which can be used as a fitted wardrobe. It is also host to air conditioning and an ensuite shower room, measuring 4'4 x 6'9.

Bedroom 2 measures 10'0 x 6'9, whereas bedroom 3 measures 6'3 x 7'0.

The first floor is completed by the three-piece bathroom suite, consisting of, shower-over bath, toilet and sink.

This home additionally benefits from a fully boarded loft providing ample storage space, a

recently installed combination boiler which is only two years old, and CCTV fitted for extra peace of mind.

Externally, this home boasts a low maintenance rear garden, landscaped with patio and artificial turf. To the front, there is driveway parking for four vehicles. There is also an abundance of on-street parking.

Council Tax Band: E (2710.51)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**1 Mile to Wickford Railway Station**

**Walking Distance to 'Good' and 'Outstanding' School**

**Lounge (18'1 x 10'4)**

**Kitchen/Diner (18'0 x 9'4 Max)**

**Dining Room being used as a Playroom (11'11 x 11'0)**

**Bedroom 1 (11'5 x 13'8 Max)**

**Bedroom 2 (10'0 x 9'6)**

**Bedroom 3 (6'3 x 7'0)**

**Ensuite to Bedroom 1**

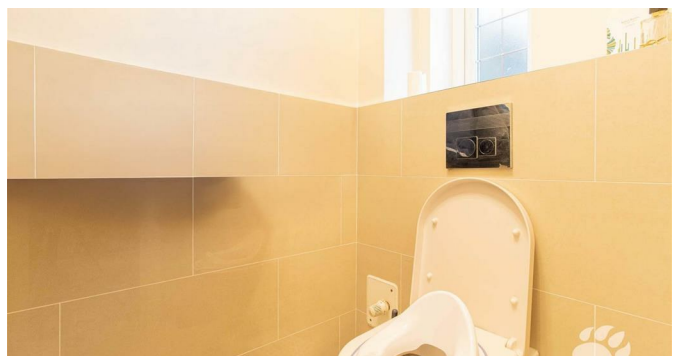
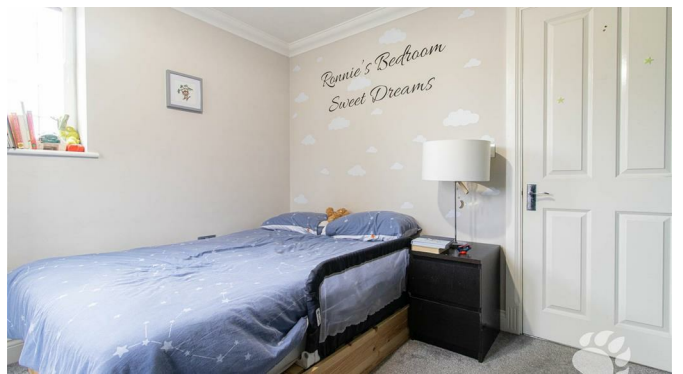
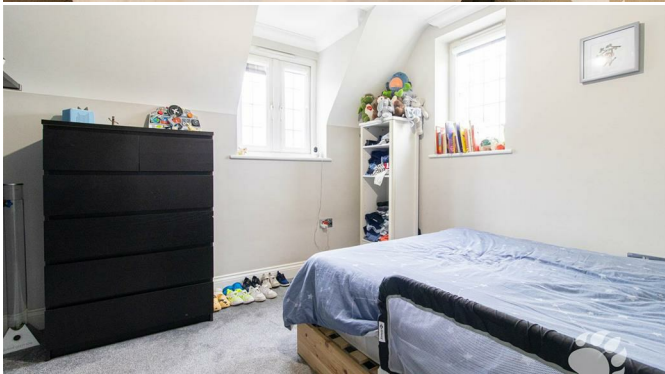
**Three-Piece Bathroom Suite**

**Downstairs W/C**

**Low Maintenance Rear Garden**

**Driveway Parking for 4 Cars**

**Potential for Two-Storey Extension (STP)**

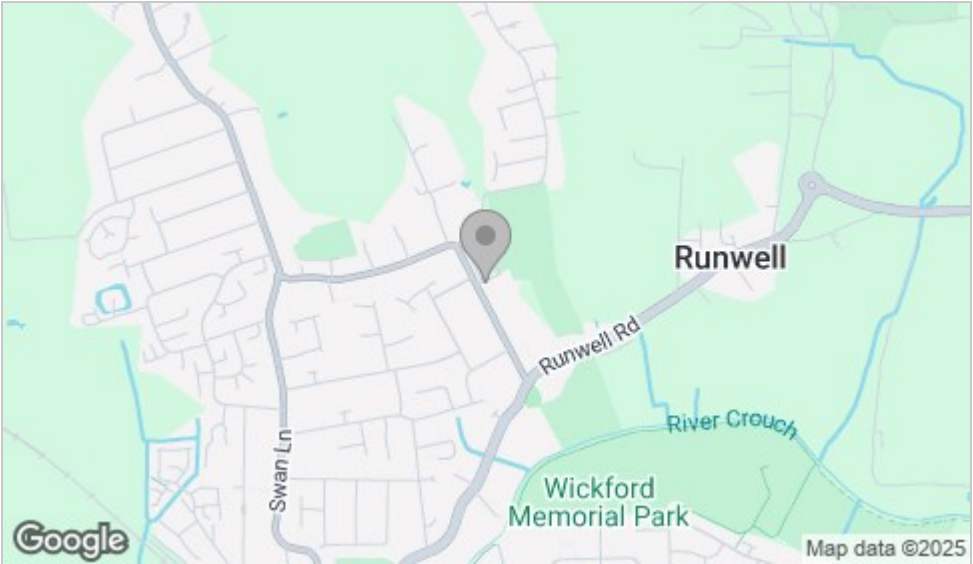




# Floor Plan



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

