



Bear Estate Agents are thrilled to bring to the market this spacious and unique THREE bedroom, SEMI-DETACHED house with an abundance of potential! Bannister Green is located on the highly desirable Wick Meadows estate, with this home being within a short walk of local shops (Tesco Parade, Salcott Crescent), local schools and reliable bus routes. The property is also only a 0.9 mile walk to Wickford Railway Station, helpfully connecting London Liverpool Street and Stratford on the Greater Anglia line. 0.7 miles away is the vast array of shops, services and food outlets located in Wickford High Street.

- Highly Sought After Wick Meadows Estate
- 0.9 Miles to Wickford Railway Station
- Living Room (23'0 x 17'8) max
- Large & Versatile Garden
- Driveway Parking with Electric Charging Point
- 0.7 Miles to Wickford High Street
- Ground Floor WC
- Conservatory (11'10 x 16'8)
- Potential for Side Extension (STP)
- Garage

## Bannister Green

Wickford

**£425,000**





# Bannister Green



The layout of this home begins with an entrance hall which adjoins a ground floor WC and leads through to the large living room. The living room measures 23'0 x 17'8 at maximum dimensions, comfortably hosting lounge furniture as well as a dining table and chairs. The kitchen measures 8'9 x 7'5 and boasts ample cupboard and surface space. Across the back of the property is a large conservatory which measures 16'8 x 11'10 and can be used as a further sitting room, utility room or play room.

The upstairs is host to THREE generous sized bedrooms and a family bathroom. Bedrooms 1 & 2 are comfortable double bedrooms, measuring 11'7 x 11'4 and 11'3 x 11'4 at maximum dimension respectively. Bedroom 3 is a generous single bedroom, measuring 8'3 x 7'11 and boasting a large cupboard over the stairs. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink.

The exterior to the property offers a tremendous amount potential. The rear garden is expansive and wraps around the side of the home, giving opportunity to add a single or double storey extension, subject to planning. Hardcore has also be laid to the rear of the garden, ready for artificial turf to be laid. To the front of the home is driveway parking to the front of the garage and the large front garden can also be partially blocked paved to add further parking! An electric charging point has already been installed at the home and there are solar panels fitted for additional saving on energy.

Homes with this amount of potential always sell very fast and with this estate in high demand, we recommend a viewing at the earliest convenience. Call us today to book an appointment!

Council Tax Band: C (£1908.72)

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.

**Highly Sought After Wick Meadows Estate**

**0.7 Miles to Wickford High Street**

**0.9 Miles to Wickford Railway Station**

**Walking Distance to Schools and Shops**

**Entrance Hall**

**Ground Floor WC**

**Living Room (23'0 x 17'8) max**

**Kitchen (8'9 x 7'5)**

**Conservatory (11'10 x 16'8)**

**Bedroom 1 (11'7 x 11'4 max)**

**Bedroom 2 (11'3 x 11'4 max)**

**Bedroom 3 (8'3 x 7'11)**

**Three-Piece Family Bathroom**

**Large & Versatile Garden**

**Potential for Side Extension (STP)**

**Driveway Parking with Electric Charging Point**

**Garage**



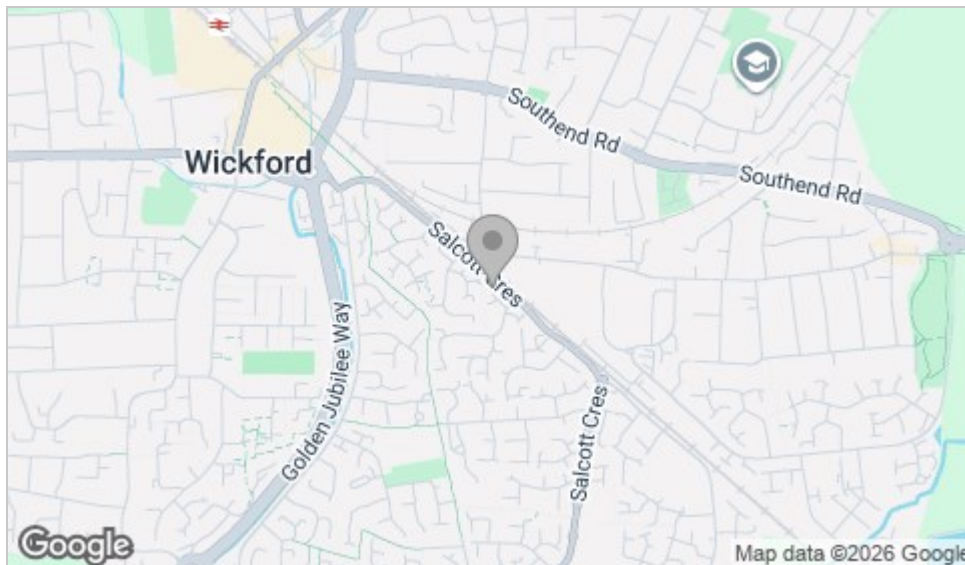




## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

