



Seven Acres | | Wickford | SS11 8HW

£375,000

**bear**  
*Estate Agents*



# Seven Acres |

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Welcome to this charming semi-detached house located in the picturesque Seven Acres of Wickford! This NEWLY REFURBISHED FAMILY HOME benefits from three bedrooms, perfect for a growing family or those in need of a home office space.

Situated in a quiet location just a short walk to the local park, this house offers a peaceful retreat from the hustle and bustle of city life. The semi-detached layout provides a sense of privacy while still being part of a friendly community.

The seller has refurbished the house throughout including new boiler and electrics, so you will have nothing to do when you move in.

Don't miss the opportunity to make this house your home sweet home in Wickford. Whether you're looking to settle down or invest in a property with great potential, this semi-detached house is a gem waiting to be discovered. Contact us today to arrange a viewing and step into your future in Seven Acres!

- THREE Bedroom Family Home
- Semi-Detached House
- New Driveway with parking for 6+ cars
- REFURBISHED THROUGHOUT
- Open Plan Kitchen / Dining Area
- Utility Room and Downstairs WC
- Short Walk to Wickford Memorial Park
- Great Transport Links
- Option for NO ONWARD CHAIN



## Frontage

Off-street parking for six vehicles and gated side access.

## Hallway

Access into the open plan kitchen/diner, under stairs storage, wood effect flooring throughout and carpeted stairs to first floor.

## Lounge

16'4" x 9'11" (5 x 3.027)

Carpet throughout, smooth ceilings with inset spotlights and double glazed BI-folding doors onto the rear garden.





### **Kitchen**

10'1" x 8'8" (3.095 x 2.646)  
White soft close eye and base units, drawers, one and a half inset sink, double glazed windows to the rear aspect, eye level double oven, integrated fridge/freezer, NEFF induction hob with down draft extractor and kick board lights.

### **Utility**

5'1" x 4'9" (1.558 x 1.466)  
Integrated washing machine and tumble dryer to stay, wall mounted brand new boiler, double glazed door into garden, wood effect floors and door to WC.

### **WC**

Wood effect floor, WC and wash hand basin.

### **Landing**

Carpeted throughout, access into all bedrooms and access to an airing cupboard.

### **Bedroom One**

12'8" x 10'0" (3.872 x 3.055)  
Carpet throughout, double glazed window to the front aspect, radiator and smooth ceilings.

### **Bedroom Two**

10'6" x 10'1" (3.205 x 3.090)  
Double glazed window to the front aspect, carpet throughout, radiator and smooth ceilings with coving to ceiling edge.

### **Bedroom Three**

9'7" x 6'2" (2.935 x 1.895)  
Double glazed window to the rear aspect, carpet throughout and smooth ceilings with coving to ceiling edge.







## Bathroom

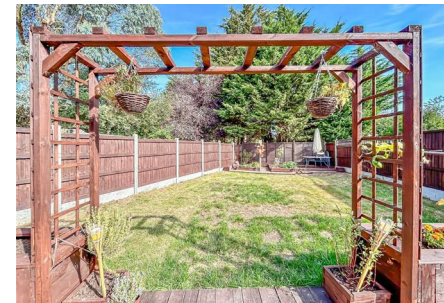
5'6" x 4'10" (1.682 x 1.492)

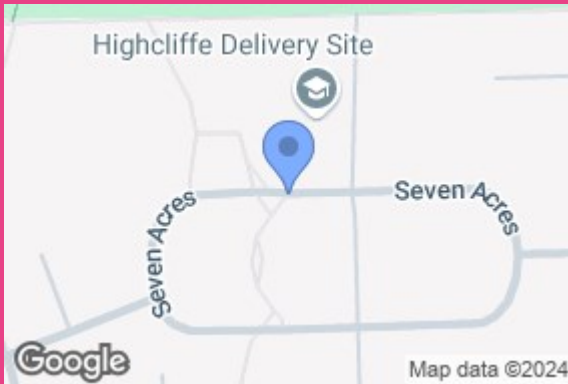
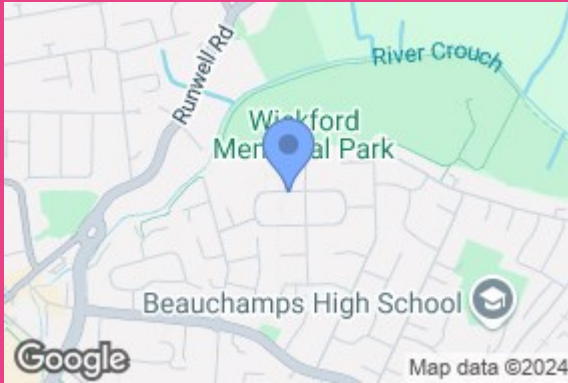
Tiled floors, heated towel rail, bath with shower over and double glazed windows to the rear aspect.

## WC

4'8" x 2'6" (1.425 x 0.778)

WC, sink and double glazed window to the rear aspect.

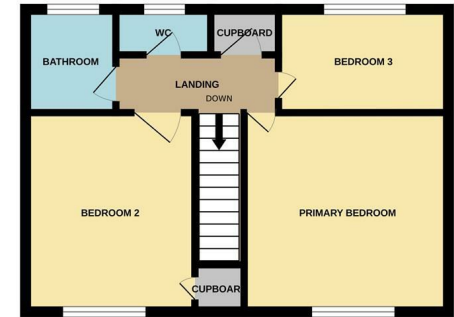




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

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.  
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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	

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