



**Price**

**£500,000**

**Freehold**

3x  1x  2x 

**Grange Avenue,  
Wickford, Essex, SS12**

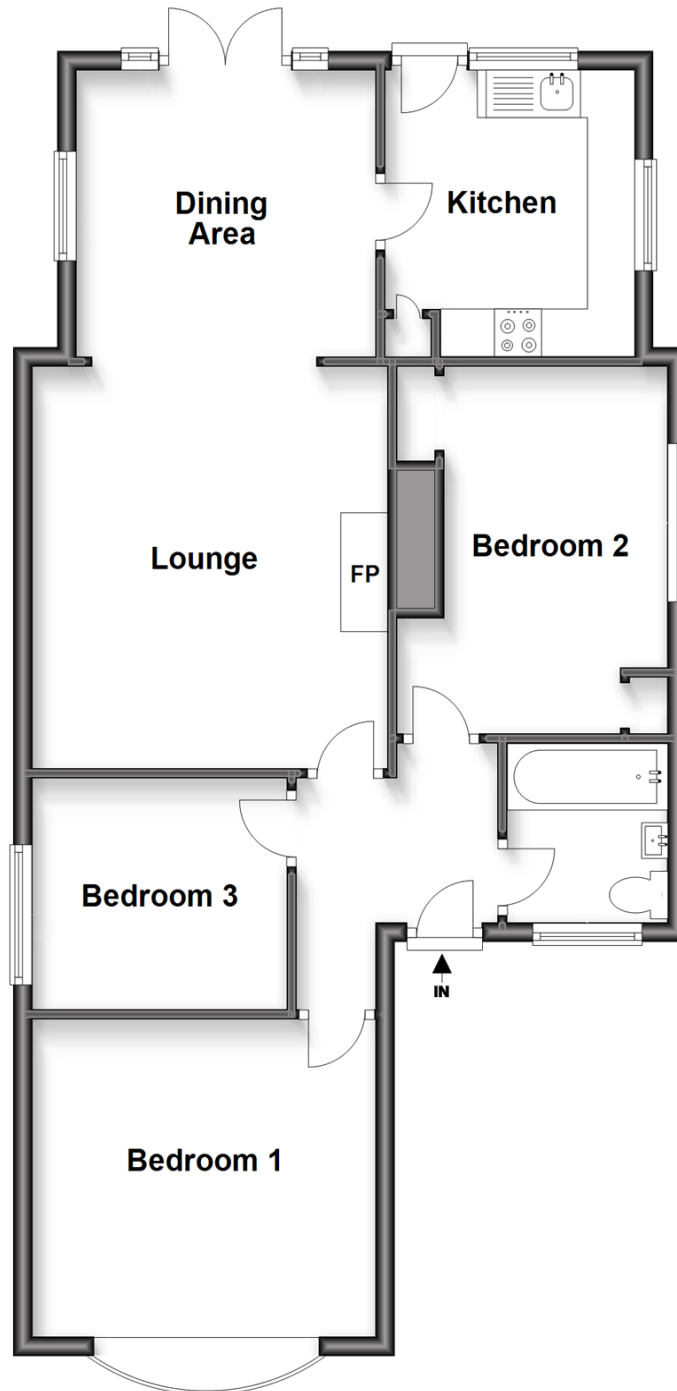
**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

## Ground Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

lounge: 13'11 x 12'4 (4.24m x 3.76m)

Dining Area: 10'6 x 9'10 (3.20m x 3.00m)

Kitchen: 10'6 x 8'7 (3.20m x 2.62m)

Bedroom 1: 11'11 x 10'11 (3.63m x 3.33m)

Bedroom 2: 12'8 x 9'0 (3.86m x 2.75m)

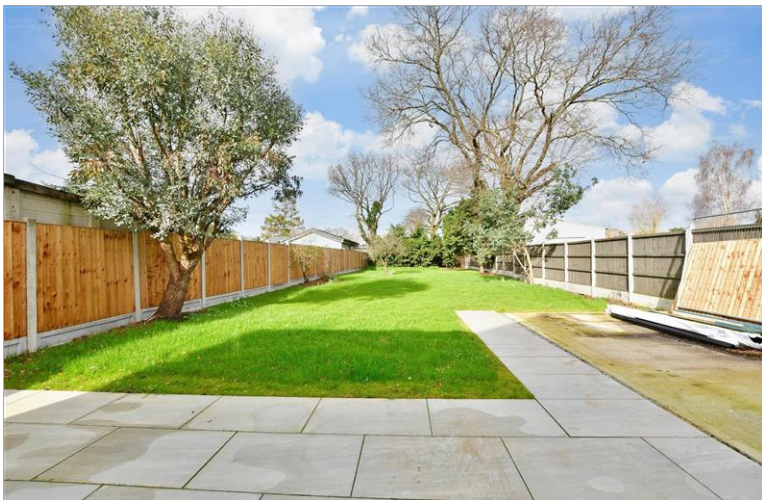
Bedroom 3: 8'10 x 7'11 (2.69m x 2.41m)

Bathroom

### OUTSIDE

Rear Garden

Off Street Parking



## Main features

- Beautifully refurbished throughout
- Stylish Fitted kitchen & bathroom
- No onward Chain
- Newly laid block paved driveway providing ample off street parking
- Viewings highly recommended to fully appreciate the high spec finish.



### Nearest Schools

Primary Schools: Grange Primary 0.2 miles, North Crescent Primary 0.5 miles, Wickford Junior School 0.8 miles

Secondary Schools: The Bromfords School 0.2 miles,



### Transport Information

Train Stations: Wickford 0.9 miles, Battlesbridge 3.5 miles, Laindon 4.6 miles



### Address

Grange Avenue, Wickford, Essex, SS12



### Directions

For directions to this property please contact us.



Call Wickford Branch 01268 561287 ■ [douglasallen.co.uk](https://www.douglasallen.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(39)	B(85)

53412740/20240614/AH/AH