



**Price**  
**£440,000**

**Freehold**

4x  1x  1x 

**Hill Avenue, Wickford,  
Essex, SS11**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- **Extended to the rear**
- **Garage and off street parking**
- **Within catchment to Beauchamps Senior School and Hilltops Primary School.**
- **Within close proximity to Wickford High street and mainline Railway Station**

## Accommodation

### GROUND FLOOR

Cloakroom

Lounge/Dining Area: 31'11 x 10'8 (9.73m x 3.25m)

Kitchen: 19'6 x 6'8 (5.95m x 2.03m)

### FIRST FLOOR

Landing

Bedroom 1: 16'5 x 9'2 (5.01m x 2.80m)

Bedroom 2: 12'2 x 8'6 (3.71m x 2.59m)

Bedroom 3: 13'8 x 6'3 (4.17m x 1.91m)

Bedroom 4: 8'8 x 8'3 (2.64m x 2.52m)

Shower Room

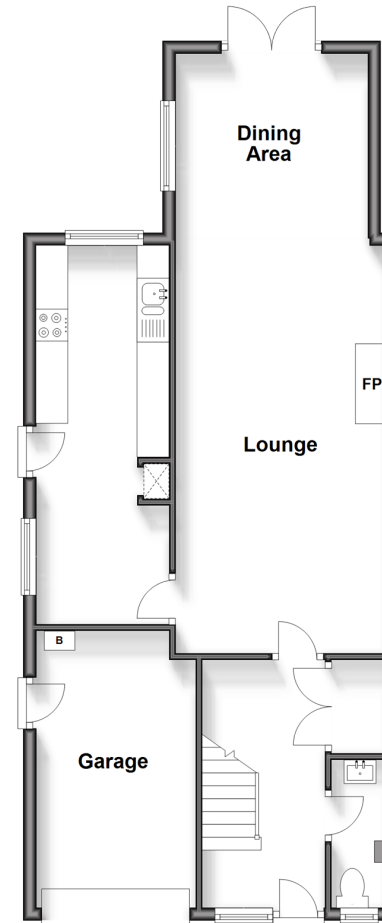
### OUTSIDE

Garage

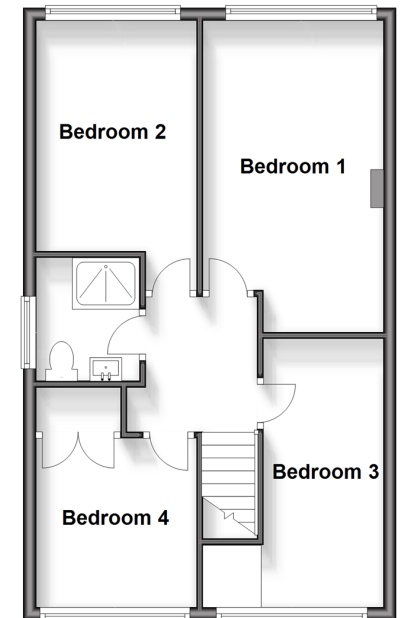
Off Street Parking

Rear Garden

**Ground Floor**  
Approx. 66.1 sq. metres (711.8 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (540.2 sq. feet)



**Call Wickford - 01268 561287 ■ [douglasallen.co.uk](http://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.



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