



**Price**  
**£410,000**

**Freehold**

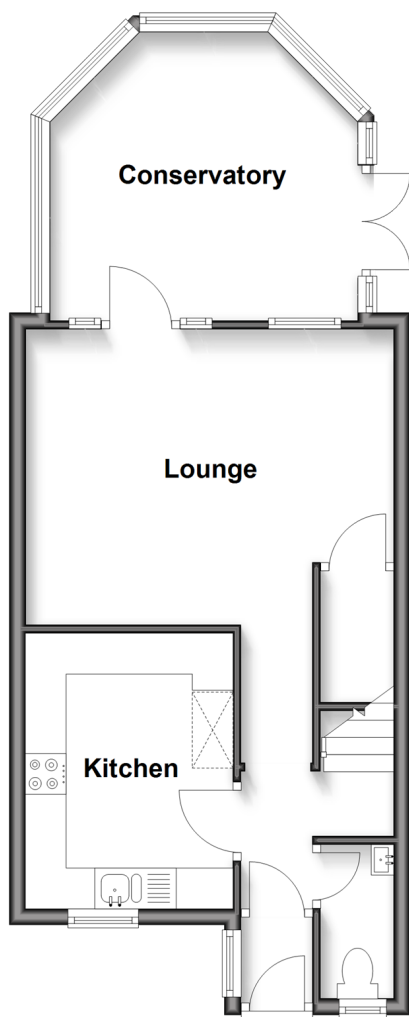
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**Roding Way, Wickford,  
Essex, SS12**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

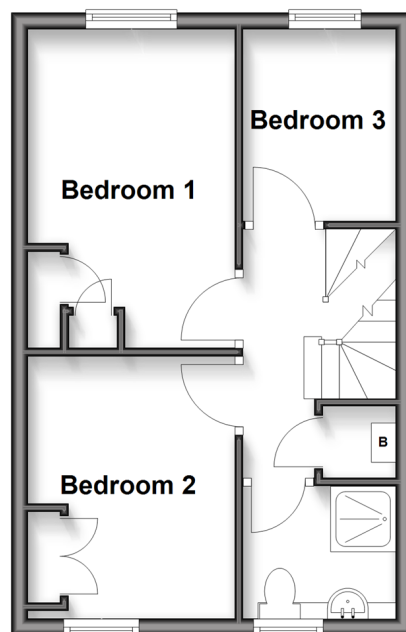
## Ground Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



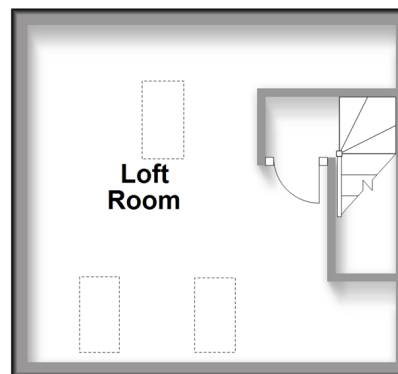
## First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



## Second Floor

Approx. 18.6 sq. metres (200.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen: 11'4 x 8'1 (3.46m x 2.47m)

Lounge: 14'6 x 12'1 (4.42m x 3.69m)

Conservatory: 13'0 x 12'1 (3.97m x 3.69m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'9 x 8'2 (3.89m x 2.49m)

Bedroom 2: 10'6 x 8'2 (3.20m x 2.49m)

Bedroom 3: 7'8 x 6'2 (2.34m x 1.88m)

Shower Room

### SECOND FLOOR

Loft Room: 13'6 x 11'8 (4.12m x 3.56m)

### OUTSIDE

Garage

Rear Garden

Off Street Parking





## Main features

- Additional conservatory
- Attractive low maintenance rear garden
- Garage with off street parking
- Great location for those looking for great schools that are nearby
- Within walking distance to Wickford Town Centre and mainline railway station.



## Nearest Schools

Primary Schools: Wickford Junior School 0.8 miles, North Crescent Primary 0.8 miles, Runwell Community Primary 0.9 miles

Secondary Schools: The Bromfords School 1.3 miles,

## Transport Information

Train Stations: Wickford 1.0 miles, Battlesbridge 3.3 miles, Benfleet 4.6 miles

## Address

Roding Way, Wickford, Essex, SS12

## Directions

For directions to this property please contact us.







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



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