



Church End Lane, Runwell, Wickford

£475,000



- Well presented family home located within the sought after area Runwell Wickford
- Three bedroom modern detached house
- Short distance to popular schools
- Within one mile to Wickford Town Centre and railway station with direct access into London Liverpool Street
- Entrance hall, ground floor cloakroom, lovely size lounge, kitchen and dining room
- Three well proportioned bedrooms, en-suite shower room and family bathroom located on the first floor
- Positioned on a corner plot with Resin driveway providing plenty of parking.



Located in the desirable area of Runwell, Wickford, this well-presented detached family home offers a perfect blend of comfort and convenience. With three spacious bedrooms and three bathrooms, this modern residence is ideal for families seeking both space and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge, perfect for relaxation and entertaining. The kitchen and dining room provide a delightful space for family meals and gatherings, ensuring that every moment spent here is enjoyable. The ground floor also features a convenient cloakroom, adding to the practicality of the layout.

The first floor boasts three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom benefits from an en-suite shower room, providing a private retreat for the homeowners. Additionally, a family bathroom serves the other bedrooms, ensuring that everyone has their own space.

Positioned on a corner plot, this property features a resin driveway that offers ample parking for multiple vehicles, a rare find in many homes. The location is particularly advantageous, being just a short distance from popular schools, making it an excellent choice for families. Furthermore, Wickford Town Centre and the railway station, which provides direct access to London Liverpool Street, are within a mile, enhancing the appeal for commuters.

In summary, this charming three-bedroom detached house on Church End Lane is a wonderful opportunity for those looking to settle in a vibrant community with excellent amenities and transport links. Don't miss the chance to make this lovely house your new home.

Impressive entrance hall gives access to ground floor cloakroom/WC. Tiled flooring. Stairs lead to first floor accommodation.

Stunning kitchen/breakfast room 17'7 x 9'0 (5.35m x 2.74m) dual aspect double glazed windows. Range of wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Hob, encased oven and extractor fan to remain. Space American style fridge/freezer. Continuation of tiled flooring, incorporating kick board lighting. Smooth ceiling with ample spotlighting. Other appliances can be housed in the utility area.

Welcoming size lounge 17'7 x 10'0 (5.35m x 3.04m) double glazed window to front. Double doors open into the dining room. Smooth to coved ceiling.

Dining Room 11'6 x 10'7 (3.50 x 3.22m) Bi-fold doors to garden. Double glazed window. Continuation of tiled flooring.

First floor landing is home to three bedrooms, en-suite shower room and three piece bathroom.

Bedroom one 11'0 x 9'10 (3.35m x 2.99m) double glazed window to front. Storage cupboard. En-suite comprises larger than average shower, wash hand basin and WC. Heated towel rail. Obscure double glazed window. Tiled flooring.

Bedroom two 9'7 x 9'2 (2.92m x 2.79m) double glazed window to front.

Bedroom three 6'7 x 5'9 (2.00m x 1.79m) double glazed window to rear.

Family bathroom comprises double ended bath, feature wash basin and WC. Part tiling to walls. Dual aspect double glazed windows. Tiled flooring.

Externally the property has a good size rear garden commencing with large patio seating area. Remaining garden has artificial lawn. Resin driveway parking to front.

Council Tax Band: E
Local Authority: Chelmsford

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Local Life

Wickford is a town and civil parish in the south of the English county of Essex, with a population of 33,486. Located approximately 30 miles east of London, it is within the Borough of Basildon along with the original town of Basildon, Billericay, Laindon and Pitsea. Railway station offers direct links to London Liverpool Street.



