



Guide Price
£450,000

Freehold

3x  1x  2x 

**Friern Gardens,
Wickford, Essex, SS12**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Large lounge and kitchen
- Garage and driveway
- Excellent size rear garden
- Ground floor bathroom plus cloakroom to the first floor
- Great location for schools, high street and railway station

Accommodation

GROUND FLOOR

Hallway

Lounge: 19'8 x 11'7 (6.00m x 3.53m)

Kitchen: 12'4 x 11'8 (3.76m x 3.56m)

Dining Room: 14'6 x 11'9 (4.42m x 3.58m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 15'8 x 12'8 (4.78m x 3.86m)

Bedroom 2: 15'9 x 8'9 (4.80m x 2.67m)

Bedroom 3: 9'4 x 8'7 (2.85m x 2.62m)

Cloakroom

OUTSIDE

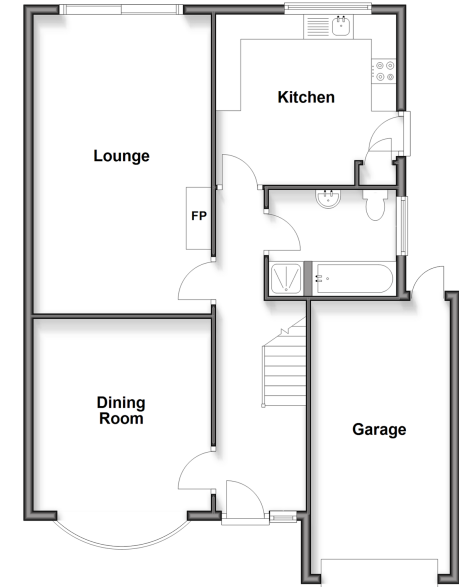
Front and Rear Gardens

Garage

Driveway

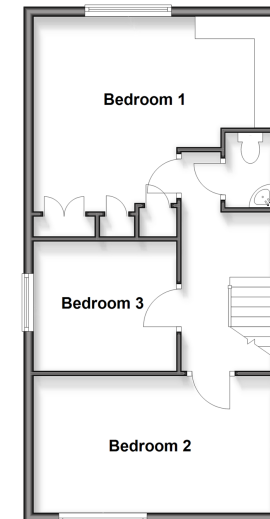
Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Call Wickford - 01268 561287 ■ douglasallen.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 50% less, by purchasing a Lifetime Lease.



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