



Guide Price

£425,000

Freehold

4x  2x  1x 

**St. David's Way,
Wickford, Essex, SS11**

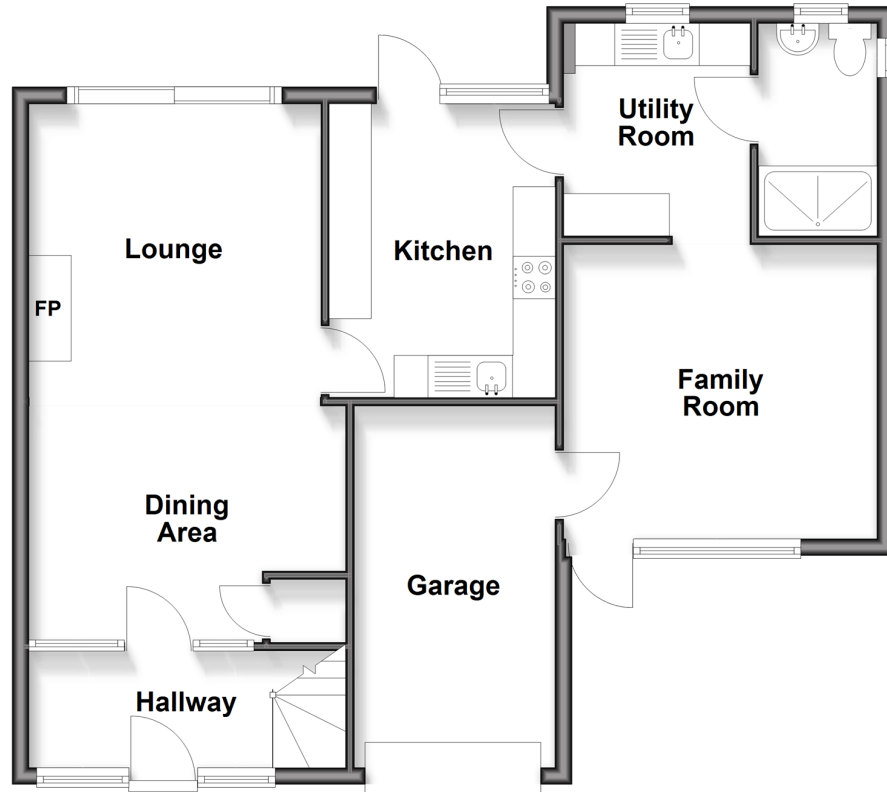
OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards

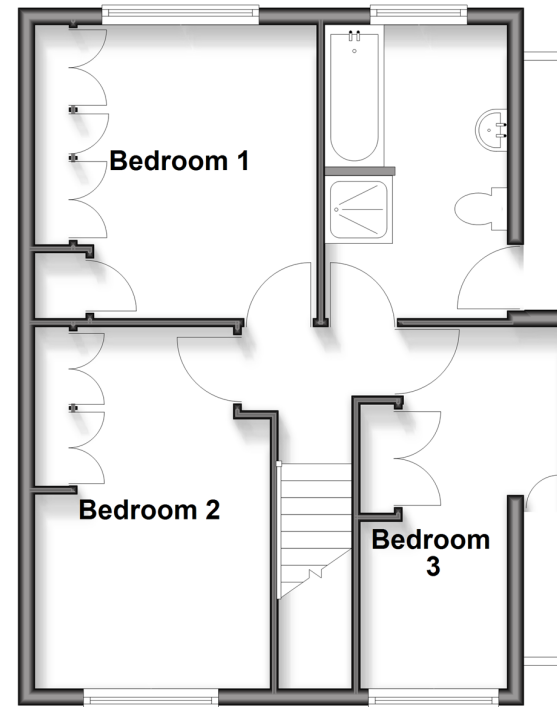
Ground Floor

Approx. 72.0 sq. metres (774.7 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Lounge/Dining Area: 20'4 x 17'4 (6.20m x 5.29m)
Kitchen: 11'8 x 8'8 (3.56m x 2.64m)
Utility Room: 8'2 x 7'2 (2.49m x 2.19m)
Wet Room
Family Room: 12'1 x 11'5 (3.69m x 3.48m)

FIRST FLOOR

Landing
Bedroom 1: 10'10 x 9'4 (3.30m x 2.85m)
Bedroom 2: 13'9 x 8'11 (4.19m x 2.72m)
Bedroom 3: 14'8 x 5'10 (4.47m x 1.78m)
Family Bathroom

OUTSIDE

Garage
Off Street Parking
Rear Garden



Main features

- Extended accommodation to ground floor
- Versatile living arrangements
- Utility room and ground floor wet room
- Fantastic potential offered throughout
- Integral garage and off street parking
- Potential for self contained annexe with access to extension to side (STPP)
- Excellent location for access to the station, high street and schools

Nearest Schools

Primary Schools: Wickford C of E Infant School 0.3 miles, Hilltop Junior School 0.9 miles, Grange Primary 1.0 miles, Wickford Junior School 1.1 miles

Secondary Schools: Beauchamps High School 0.9 miles

Transport Information

Train Stations: Wickford 1.2 miles, Battlesbridge 3.7 miles, Rayleigh 4.2 miles

Address

St. David's Way, Wickford, Essex, SS11

Directions

For directions to this property please contact us.



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

■ 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:
	F(37)	C(70)
53413003/20260326/AH/AH		