

Property details approval form

5 Sutherland Place, Wickford, Essex, England, SS12 9HD

Date: 19 August 2026

Property Ref and Version: RAY309364 - 0004

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £425,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Spacious Four-Bedroom Family Home offering flexible accommodation for growing families
- > Well-Presented Throughout with a move-in ready finish and inviting interior
- > Convenient Access to Amenities & Transport Links including shops, green spaces, cafés, and routes for commuters
- > Excellent School Catchment Location with highly regarded local schools within easy reach
- > Enclosed Rear Garden perfect for outdoor dining, children's play, and summer gatherings
- > Private Driveway & Garage offering ample off-street parking and additional storage
- > Generous Living Space ideal for family life and entertaining guests
- > Two Modern Bathrooms providing convenience and comfort for busy households

○ Short Description

Sutherland Place is renowned for its peaceful, community-focused atmosphere, while being ideally positioned for convenience. Excellent local schools are just a short stroll away, making the location particularly attractive for families.

○ Long Description

Nestled in the heart of a sought-after neighbourhood, 5 Sutherland Place presents an exceptional opportunity to acquire a spacious and stylish four-bedroom semi-detached house. Offered in good condition, this inviting family home perfectly combines generous living spaces with a welcoming ambience, making it the ideal sanctuary for modern lifestyles.

Stepping inside, you'll find a versatile layout designed to accommodate the needs of growing families or those who enjoy entertaining guests. The property offers four well-sized bedrooms and two contemporary bathrooms, providing comfort and privacy for all residents. Each room has been thoughtfully maintained, ensuring a move-in ready experience for its new owners.

To the front, a private driveway and a secure garage provide ample off-street parking—highly desirable features for any household. The enclosed outdoor space is perfect for relaxing on summer evenings or hosting gatherings with friends and neighbours.

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Green spaces can be found close by, offering scenic walking and cycling routes—ideal for weekend activities or tranquil escapes after a busy day. With superb transport links available, commuting to the city centre or further afield is both swift and straightforward.

A superb family home in a prime location—don't miss your chance to make 5 Sutherland Place your next address. Arrange a viewing today to fully appreciate everything this property has to offer.

○ Directions

○ Agents Note

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○ Room Description

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

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O Room Description

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☐ Property Images



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○ Property Images



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O Property Images



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○ Floor Plan



Ground Floor



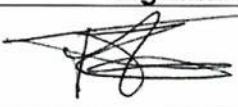
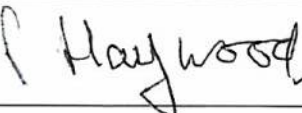
First Floor

Total floor area 119.6 m² (1,287 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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○ Approval

	Signature	Date
Harrison Thorne		19.08.26
Mr P. Haywood		19-08-26