bear
Estate Agents

NO ONWARD CHAIN! GUIDE PRICE £800,000 - £850,000. Bear Estate Agents are incredibly excited to market this truly special, FIVE BEDROOM, detached house in a highly desirable location. Swan Lane is a key road that blends Wickford and Runwell, sought after by many for its easy access to Wickford Town Centre. The High Street is only 0.6 mile walk away, and hosts a variety of shops, services and food outlets to be enjoyed! Even closer at a 0.5 mile walk is Wickford Railway Station which conveniently provides access to London Liverpool Street and Stratford in 40 and 35 minutes respectively. Also within walking distance are Ofsted graded 'Outstanding' primary and secondary schools, and major bus routes. The road links from this home are fantastic, with the A127, A13, A130, A12 and M25 all reachable in minutes!

- NO ONWARD CHAIN!
- GUIDE PRICE £800,000 - £850,000
- 0.5 Miles to Wickford Railway Station
- 0.6 Miles to Wickford Town Centre
- Walking Distance to 'Outstanding' Schools
- Three Reception Rooms
- Large West Facing Rear Garden
- Cabin (13'9 x 19'8)
- Garage
- Driveway to Front for Multiple Vehicles

Swan Lane

Wickford

£800,000

Guide Price

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Swan Lane

The property has major curb appeal, inviting on approach! The internal layout begins with an inviting entrance hall which sits at the heart of the home and hosts the stairs. The lounge is located at the front of the home, measuring an impressive 18'11 x 11'11 and benefitting from a gorgeous feature fireplace. Accessed through the lounge and adding to the living space is a family room which provides a further 9'1 x 12'4 of living space and a set of French doors to access the rear garden.

Also facing the rear garden is the ultra-modern kitchen, which was only fitted in 2023. This room, which measures 18'0 x 15'7, boasts an abundance of cupboard and surface space to be enjoyed, as well as space for an American fridge/freezer, an integrated dishwasher, washing machine, tumble drier, double oven and induction hob. There is also ample space for a large dining table with accompanying chairs, and the current owners have also found room for a snug sitting area!

The ground floor also offers a large office space which measures 10'6 x 11'11 and could be utilised as a further sitting room, or a play room! There is also a downstairs WC which completes this impressive floorplan.

The upstairs continues to impress, with FIVE large bedrooms and THREE bathrooms! The commanding top floor is where the master bedroom can be found. The loft extension was completed in 2018, which has created a room which measures 11'2 x 22'8 at maximum dimensions, complete with an adjoining en-suite which is comprised of a walk-in shower, toilet and sink. There is also plenty of eaves storage still available.

Bedroom 2 measures 8'4 x 12'4 and also benefits from an adjoining en-suite, comprised of a walk-in shower, toilet and sink. Bedrooms 3 and 4 are slightly larger, measuring 12'1 x 10'4 and 10'6 x 11'11 respectively. Bedroom 5 measures 8'1 x 12'4, also able to fit a double bed. Each bedroom on the first floor benefits from a built-in wardrobe! The family bathroom is a four-piece suite, made up of a walk-in shower, separate bath, toilet and sink.

The rear garden is huge with the total plot approximately 1/4 acre, entirely unoverlooked and notably SOUTH-WEST FACING, seeing the sun through the afternoon. The garden is made of with a large patio area with a designated sun trap, and the remainder is turf. To the rear of the the garden is a large cabin which measures 13'9 x 19'8, currently hosting a bar area, pool table and TV. The cabin has power and heating, as well as it's own wi-fi connection. There is a large side access to one side of the home, and the other side boasts an adjoining garage. To the front of the home is a large and secure/lockable, gated driveway, accessed from two points and fitting 4/5 vehicles.

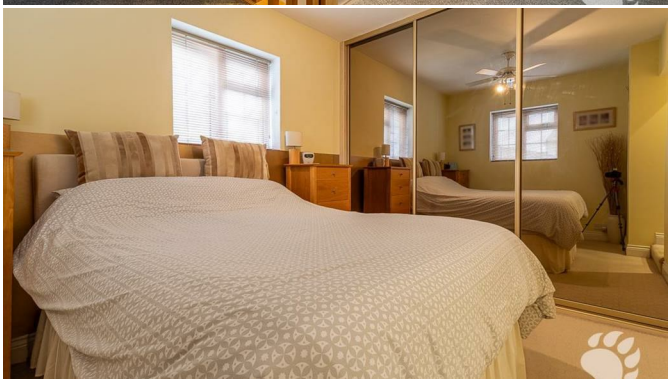
This home is a real box-ticker. Multiple reception rooms, three year old kitchen, five big bedrooms, three bathrooms and a ground floor WC, large garden, garage, parking, outbuilding, the list goes on and on! Call us today to arrange a viewing and see all of the benefits first hand!

Council Tax Band: F (£3101.67)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN!
GUIDE PRICE £800,000 - £850,000
0.5 Miles to Wickford Railway Station
0.6 Miles to Wickford Town Centre
Walking Distance to 'Outstanding' Schools
Plot Approximately 1/4 Acre
Entrance Hall
Ground Floor WC
Lounge (18'11 x 11'11)
Family Room (9'1 x 12'4)
Kitchen (18'0 x 15'7)
Office / Play Room (10'6 x 11'11)
Bedroom 1 (11'2 x 22'8)
Three-Piece En-Suite
Bedroom 2 (8'4 x 12'4) with built-in wardrobes
Three-Piece En-Suite
Bedroom 3 (10'4 x 12'1) with built-in wardrobes
Bedroom 4 (10'6 x 11'11) with built-in wardrobes
Bedroom 5 (8'1 x 12'1) with built-in wardrobes
Four-Piece Family Bathroom Suite
Large South-West Facing Rear Garden
Cabin (13'9 x 19'8)
Garage
Gated Driveway to Front for Multiple Vehicles

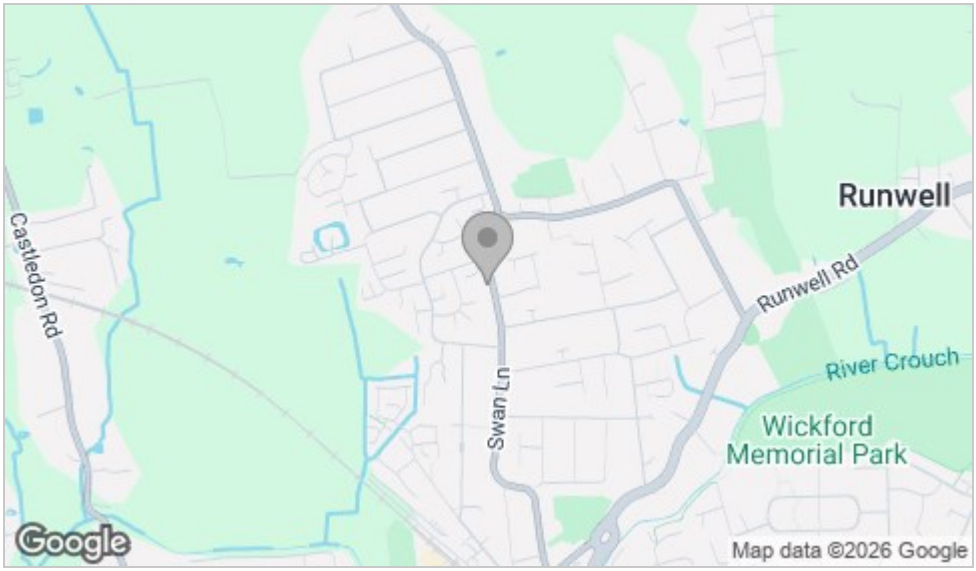
LAUNDRY



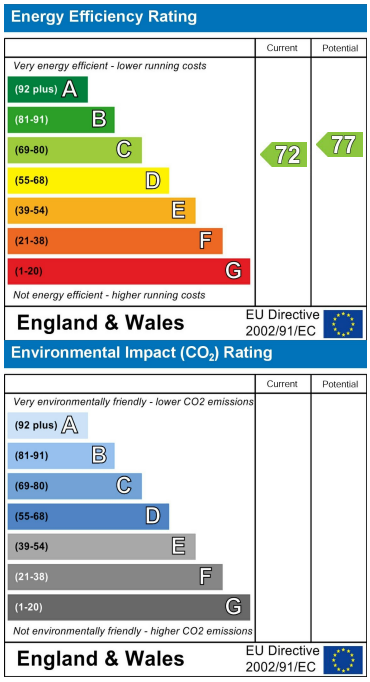
DELUXE
LAUNDRY
SAME DAY SERVICE

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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