

# bear

*Estate Agents*



Bear Estate Agents are thrilled to bring to the market this exceptionally well cared for, and highly spacious FOUR/FIVE bedroom, DETACHED house on the sought-after Wick Meadows estate. Iona Way is a delightfully quiet road located centrally on 'The Wick', within a stone's throw the local schools, local shops (Tesco Parade, Salcott Crescent) and bus routes. Furthermore, the home is only a 0.5 mile walk to The Wick Country Park and a 1.2 mile walk to Wickford Railway Station which helpfully connects Stratford and London Liverpool Street on the Greater Anglia service. Wickford High Street is only 1 mile away and hosts a vast array of shops, services and food outlets.

- Sought-After Wick Meadows Estate
- Walking Distance of Local Shops and 'Good' Schools
- 0.5 Miles to Wick Country Park
- 1 Mile to Wickford High Street
- 1.2 Miles to Wickford Railway Station
- Multiple Reception Rooms
- Five Bedrooms
- Three Bathrooms
- Un-overlooked Rear Garden
- Driveway to Front

## Iona Way

Wickford

**£575,000**

Offers In The Region Of



# Iona Way



This bright and airy detached home, in move-in ready condition, stands out for its flexibility and privacy, perfectly suited for modern family life.

## The Layout

On the ground floor, a natural circular flow connects the bay-fronted lounge to a formal dining room with garden access. The lounge measures 17'6 x 11'8 and enjoys a pleasant outlook over the front of the home through its bay window. This leads through to the dining room, measuring 11'2 x 8'9, complete with sliding patio doors opening onto the rear garden.

The refurbished kitchen, designed for family living, boasts ample storage, generous work surface space, stone worktops, sleek gloss-finish cabinets, and room for a breakfast table. A versatile fifth bedroom or playroom, created from the converted garage and measuring 15'8 x 7'10, sits adjacent to a modern walk-in shower room, completing the ground floor.

Upstairs, the primary bedroom measures 10'6 x 13'11 and features an en-suite and fitted wardrobes. Three additional well-proportioned bedrooms provide ample space for the whole family, measuring 12'11 x 8'6 (max), 9'10 x 8'2, and 9'0 x 7'1 respectively. A central family bathroom serves these rooms, fitted with a three-piece suite including a shower over bath. Additional storage cupboards on the landing add further practicality.

## The Plot & Parking

The rear garden offers a private, un-overlooked retreat with side pedestrian access and a large storage shed to maintain tidiness. At the front, the driveway accommodates two vehicles side-by-side, with potential for further extension if desired.

Homes on this estate sell very quickly, so we highly recommend arranging a viewing at your earliest convenience.

Council Tax Band: E (£2624.49)

Note: Please note that Bedrooms 3 & 4 have been staged using AI tools to add bedroom furniture.

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## Sought-After Wick Meadows Estate

### Walking Distance of Local Shops and 'Good' Schools

**0.5 Miles to Wick Country Park**

**1 Mile to Wickford High Street**

**1.2 Miles to Wickford Railway Station**

### Entrance Hall

**Lounge (17'6 x 11'8)**

**Dining Room (11'2 x 8'9)**

**Kitchen (15'3 x 9'6)**

**Ground Floor Shower Room**

**Sitting Room / Bedroom 5 (15'8 x 7'10)**

**Bedroom 1 (13'11 x 10'6)**

**Three-Piece En-Suite**

**Bedroom 2 (12'11 x 8'6) max**

**Bedroom 3 (9'10 x 8'2)**

**Bedroom 4 (9'10 x 7'1)**

**Family Bathroom**

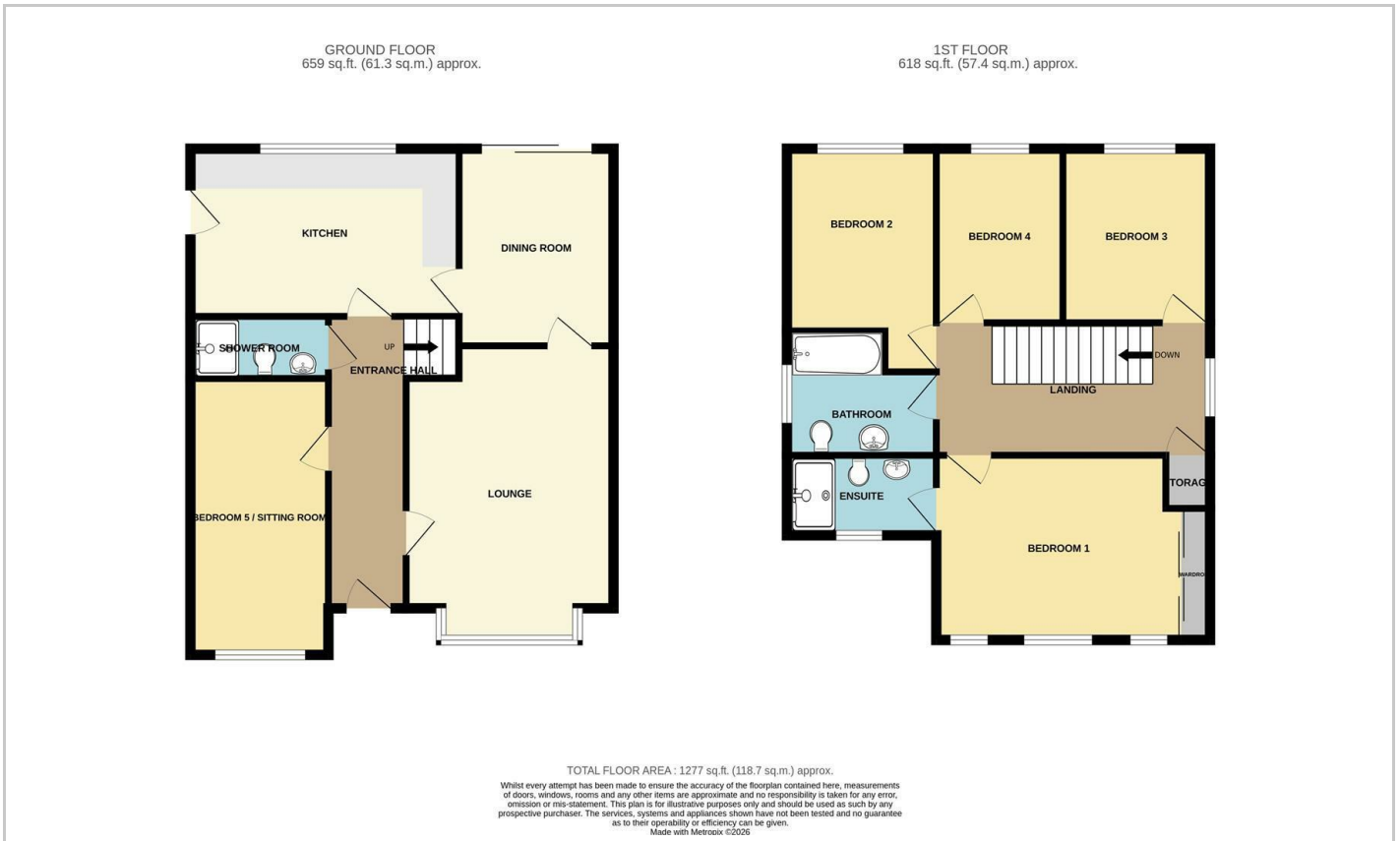
**Ample Storage**

**Un-overlooked Rear Garden**

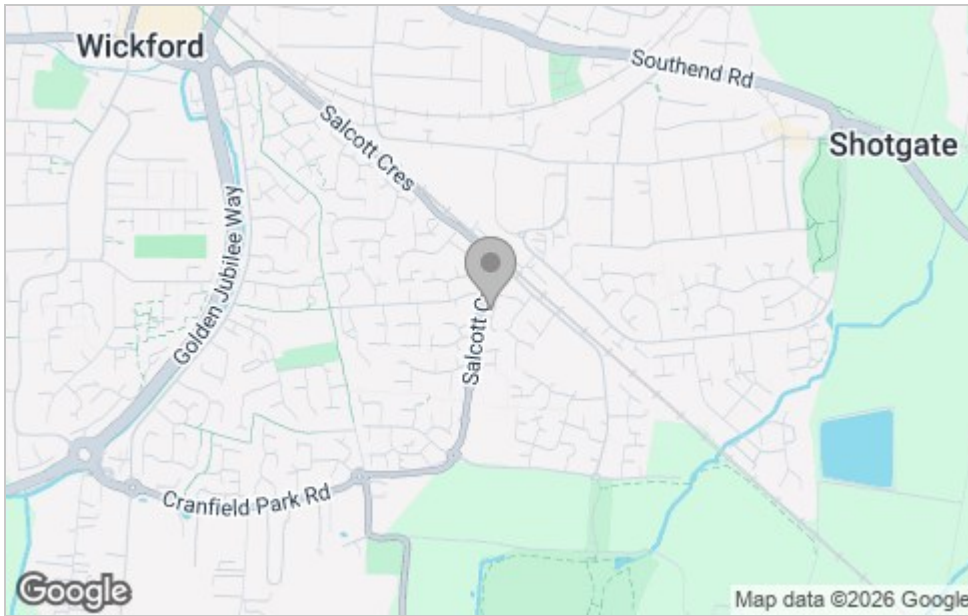
**Driveway to Front**



# Floor Plan



# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 London Road, Wickford, Essex, SS12 0AW

Office: 01268 330044 [wickford@bearestateagents.co.uk](mailto:wickford@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

