



GUIDE PRICE £375,000 - £400,000. Bear Estate Agents are thrilled to bring to the market this exceptionally kept, highly spacious and ideally located, TWO bedroom, SEMI-DETACHED house! Reeds Way is located amongst an incredibly quaint and sought-after series of roads, located off of London Road. This home finds itself a 0.4 mile walk to Wickford High Street, which hosts a wide variety of shops, services and food outlets to be enjoyed. Wickford railway station is also only a 0.6 mile walk away, providing easy access to London Liverpool Street and Stratford in 40 and 35 minutes respectively on the Greater Anglia service. There are also primary and secondary schools within walking distance, as well as reliable bus routes.

- GUIDE PRICE £375,000 - £400,000
- 0.6 Miles to Wickford Railway Station
- Ground Floor WC
- Two Double Bedrooms
- Driveway Parking
- 0.4 Miles to Wickford High Street
- Walking Distance to Schools and Bus Routes
- Stunning Kitchen & Shower Room
- Gorgeous Rear Garden
- Garage

Reeds Way

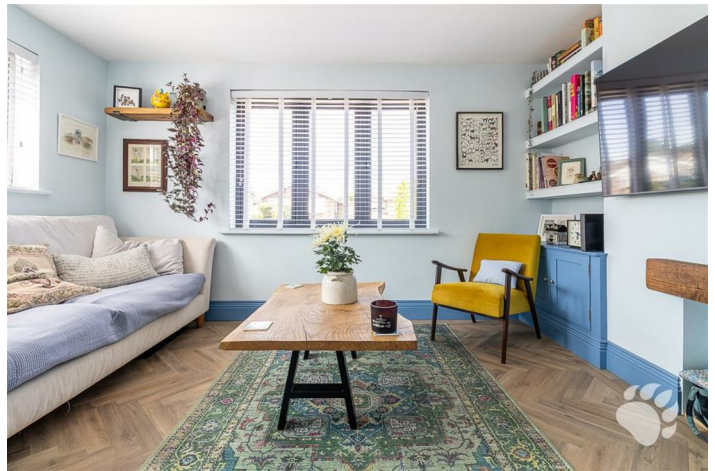
Wickford

£375,000

Guide Price



Reeds Way



The internal layout of this stylish home begins with an inviting entrance hall which hosts the stairs, an under-stairs storage cupboard and gives access to the ground floor WC. These 'Carter & Ward' built homes and brilliantly simplistic and offer good sized rooms. The lounge is found at the front of the home, measuring 10'11 x 13'4 with a large window which maximises the intake of natural light. The kitchen is located to the rear of the property and is truly stunning! There is ample cupboard and surface space across the lavish units and there are bi-folding doors which leads out to the rear garden.

Upstairs offers two double bedrooms and a family shower room. Bedroom 1 measures 10'11 x 13'2 and bedroom 2 measures 11'4 x 10'10 at maximum dimensions, with bedroom 2 benefitting from a fitted wardrobe. The shower room is a modern three-piece suite with a walk-in shower, toilet and sink.

The external benefits continue to impress! To the front of the home is a paved driveway for two vehicles, and there is also a garage and a further parking space in front of the garage for another vehicle. The rear garden has been exceptionally maintained and is a great size. The current owners have utilised the garden to grow a variety of fruit, vegetables and herbs, whilst finding space for outdoor relaxation. There is a side garage accessible from the driveway and there is a rear gate which leads out to a walkway along the river crouch.

Viewings come highly recommend as this home will not stay on the market for long. Call us

today to organise an appointment and see all of the benefits first hand!

Council Tax Band: C (£1908.72)

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.

GUIDE PRICE £375,000 - £400,000

0.4 Miles to Wickford High Street

0.6 Miles to Wickford Railway Station

Walking Distance to Schools and Bus Routes

Entrance Hall

Ground Floor WC

Lounge (13'4 x 10'11)

Stunning Kitchen (10'10 x 13'4)

Bedroom 1 (10'11 x 13'2)

Bedroom 2 (11'4 max x 13'2)

Fitted Wardrobes

Modern Shower Room

Gorgeous Rear Garden

Driveway Parking

Garage

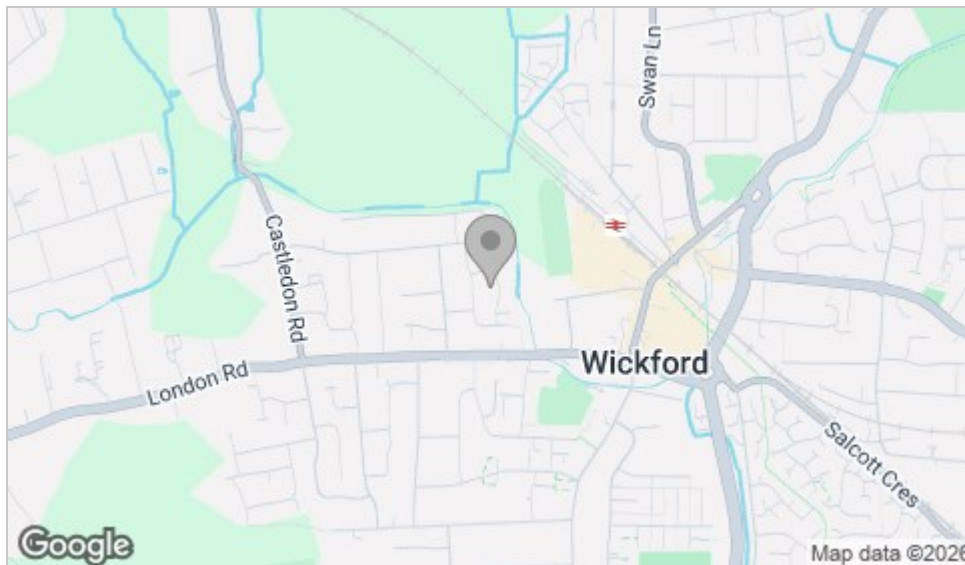
Side Access & Rear Access Gates



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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

