



NO ONWARD CHAIN! Bear Estate agents are thrilled to bring to the market, this highly spacious THREE bedroom terraced house on a well established road. Situated along the popular Laburnum Avenue in Wickford, this three-bedroom home enjoys a convenient position within easy reach of the town centre and its excellent range of local amenities. Wickford High Street offers a variety of shops, cafés, restaurants and everyday conveniences, whilst Wickford mainline railway station is approximately half a mile away, providing direct services into London Liverpool Street, making this an ideal location for commuters. Families are also well catered for, with several schools nearby, including Grange Primary School and The Bromfords School. The surrounding area offers a selection of parks and recreational facilities, whilst convenient road connections provide access to the A127 and A130, linking to neighbouring towns and beyond.

- NO ONWARD CHAIN!
- 0.5 Miles to Wickford Railway Station
- Spacious Lounge
- Separate Kitchen
- Four-Piece Bathroom Suite
- 0.3 Miles to Wickford High Street
- Walking Distance to Shops and Schools
- Traditional Dining Room
- Three Good Size Bedrooms
- Pleasant Rear Garden

Laburnum Avenue

Wickford

£300,000



Laburnum Avenue



Ground Floor

The ground floor offers a practical and versatile layout, providing well-proportioned living accommodation ideally suited to modern family life. Upon entering the property, an entrance hall provides access to a convenient ground floor WC, useful understairs storage and the main living areas. The dining room offers a dedicated space for family meals and entertaining, with access through double doors into the generously sized lounge. Positioned to the rear of the property, the lounge provides an excellent space for relaxing and socialising, with double doors opening out towards the rear garden, allowing natural light to fill the room. Completing the ground floor is a separate kitchen, conveniently positioned adjacent to the dining room, offering a practical arrangement for everyday cooking and dining.

First Floor

The first floor continues to offer well-balanced accommodation, comprising three bedrooms and a family bathroom, all accessed via the central landing. Bedroom one is a generously proportioned room positioned towards the front of the property, offering ample space for bedroom furniture. Bedroom two is another well-sized room overlooking the rear, whilst bedroom three provides a versatile space, equally suited for use as a child's bedroom, nursery, guest room or home office. The family bathroom is conveniently located off the landing and comprises a bath, separate shower enclosure, wash hand basin and WC, providing excellent practicality for busy households.

External Benefits

Externally, the property benefits from direct access to the rear garden via double doors from the lounge, creating an appealing connection between the indoor and outdoor living spaces. The garden offers the opportunity to enjoy outdoor dining, entertaining or simply relaxing during the warmer months, with scope for prospective purchasers to personalise the space to suit their requirements. There is a rear access gate, offering an easier route for gardening tools and bins to make their way to and from the garden, and there is a further front garden which keeps the home set back from the road.

These builds across Wickford have always been very popular, but none are positioned quite as conveniently as this! Call us today to book an appointment and see all of the benefits first hand!

NO ONWARD CHAIN!

0.3 Miles to Wickford High Street

0.5 Miles to Wickford Railway Station

Walking Distance to Shops and Schools

Entrance Hall

Ground Floor WC

Kitchen

9'10 x 7'10

Lounge

11'2 x 19'5

Dining Room

10'7 x 12'7

Bedroom 1

13'7 x 8'1

Bedroom 2

8'5 x 13'1

Bedroom 3

11'7 x 5'11

Four-Piece Bathroom Suite

4'7 x 10'7

Landing

Pleasant Rear Garden

Rear Access Gate



Floor Plan

