



\* £425,000 - £450,00 \* NO ONWARD CHAIN! Bear Estate Agents are excited to market this perfectly positioned and highly spacious, THREE bedroom, DETACHED, double fronted house located in the heart of the Wick Meadows estate. Broad Oaks is a quaint road, and this home is made even quieter by being found at the very bottom of the cul-de-sac! Within walking distance are local shops (Tesco's parade, Salcott Crescent), local 'Outstanding' primary and secondary schools, and well-used bus routes. Conveniently, this home is also only 0.8 miles to Wickford High Street, which is host to an array of shops, services and food outlets to be enjoyed. Wickford Town Centre is also home to Wickford Railway Station which provides easy access to both London Liverpool Street and Stratford in 40 and 35 minutes respectively on the Greater Anglia service. Finally, the road links from Wickford are fantastic with the A127, A13, A130, A12 and M25 all reachable in minutes.

- NO ONWARD CHAIN!
- 0.8 Miles to Wickford High Street
- Walking Distance to Local Shops (Tesco Parade)
- Incredibly Quiet
- Garage (17'5 x 7'9)
- Sought After Wick Meadows Estate
- 0.9 Miles to Wickford Railway Station
- Walking Distance to Outstanding Schools
- South Facing Rear Garden
- Driveway Parking

## Broad Oaks

Wickford

**£425,000**

Price Guide



# Broad Oaks



The home's layout begins with the front door opening into a welcoming entrance hall, which hosts the stairs and a small cupboard. To the left is a front to back lounge, measuring 16'3 x 10'5 and offers a large window which overlooks the front and sliding patio doors for access to the rear garden. To the right of the entrance hall is a traditional dining room which measures 8'10 x 8'8 and adjoining this room is the modern kitchen. The kitchen measures 7'1 x 8'8 and boasts ample cupboard and surface space, as well as a window which overlooks the rear garden. It is worth noting that the wall between the kitchen and dining room can be removed to create a large open-plan kitchen/diner. Finally, located off of another hallway is the ground floor WC which completes this marvellous ground floor.

The upstairs continues to impress with three great sized bedrooms and a family bathroom suite. Bedroom 1 measures 9'2 x 11'10, comfortably fitting a double bed and accompanying furniture, with the added benefit of a built in cupboard which stretches over the stairs. Bedroom 2 is also a great size, measuring 8'6 x 10'7 and similarly benefitting from a built in cupboard. Bedroom 3 is a roomy single bedroom, measuring 7'5 x 7'4. The family bathroom is a three-piece suite, comprised of shower over bath, toilet and sink. The landing also sports a further cupboard for storage.

To add to this long list of benefits, the garden is a great size and SOUTH FACING! The garden has been beautifully maintained and sees the sun throughout the day. There is a rear access door to a shed which has been built onto the back of the garage, and a further door into the attached garage which measures 17'5 x 7'9. To the front of the garage is a driveway for two vehicles and it is also worth mentioning that there is also a delightful front lawn.

A home situated this conveniently, on such a quiet road, with a south facing garden rarely come available and we highly recommend viewing this

property to see all of the benefits on offer. Call us today to book an appointment!

Council Tax Band: D (£2147.31)

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.

**NO ONWARD CHAIN!**

**Sought After Wick Meadows Estate**

**Incredibly Quiet Road**

**0.8 Miles to Wickford High Street**

**0.9 Miles to Wickford Railway Station**

**Walking Distance to Local Shops (Tesco Parade)**

**Walking Distance to Outstanding Schools**

**Entrance Hall**

**Ground Floor WC**

**Lounge (16'3 x 10'5)**

**Dining Room (8'10 x 8'8)**

**Kitchen (7'1 x 8'8)**

**Bedroom 1 (9'2 x 11'10)**

**Bedroom 2 (8'6 x 10'7)**

**Bedroom 3 (7'5 x 7'4)**

**Family Bathroom Suite**

**Ample Storage**

**South Facing Rear Garden**

**Garage (17'5 x 7'9)**

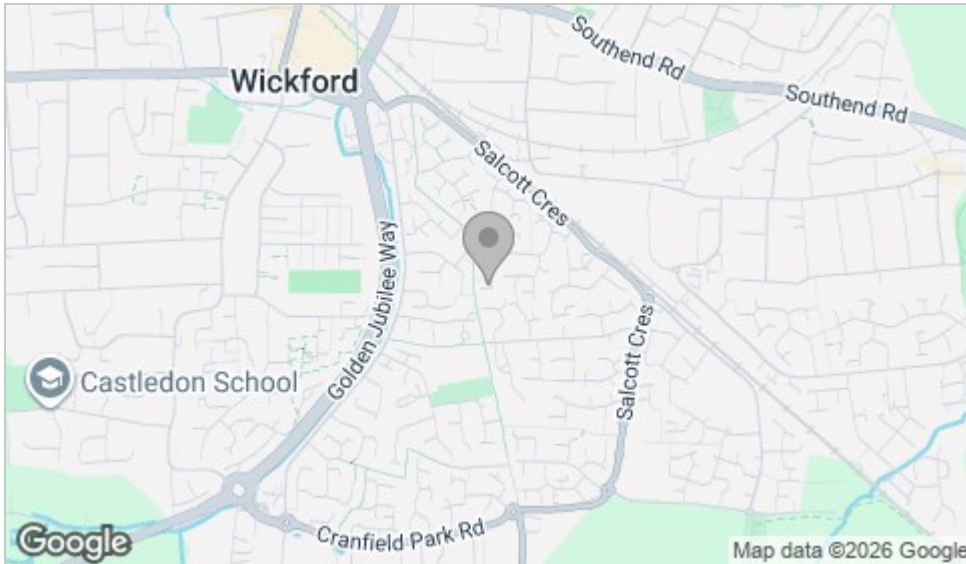
**Driveway Parking**



# 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.

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# Energy Efficiency Graph

