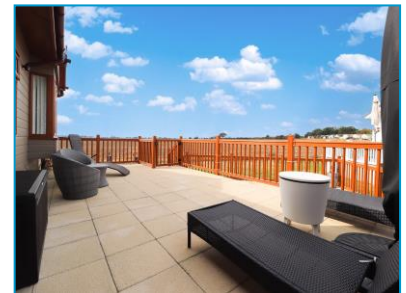




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



The Oaks, Wickford



Morgan Brookes believe - Positioned riverside on the ever so popular Hayes Country Park, is this luxury home boasting spacious accommodation with high quality fixtures & fittings throughout & attractive countryside surroundings. The quiet, tranquil environment creates the perfect place to relax!

Our Sellers love - That the development really has something to offer everyone, from countryside walks to adventurous water sports, or even socialising with the other residents in the clubhouse, taking in the scenic views of the River Crouch.

Key Features

- Stunning Park Home.
- Immaculate Throughout.
- Two Bedrooms with En-Suite to Master.
- Contemporary Kitchen with Island.
- Large Patio Overlooking Scenic Views.
- Ample Off-Street Parking.
- Sought After Hayes Country Park.
- Call Morgan Brookes Today!

**Offers in Excess of
£260,000**

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The Oaks, Wickford

Entrance

Double glazed composite door leading to:

Living Room

19' 2" x 12' 2" (5.84m x 3.71m)

Double glazed windows to front & side aspects, double glazed French doors leading to balcony, feature fireplace, radiators, smooth ceiling incorporating inset downlights, carpet flooring.

Kitchen

19' 2" x 10' 2" (5.84m x 3.10m)

Double glazed window to side and rear aspects, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, integrated oven, island with roll top work surfaces incorporating four point gas hob with extractor fan over, integrated fridge freezer, dishwasher, washing machine & tumble dryer, radiators, smooth ceiling incorporating inset downlights, mainly tiled flooring with carpet for dining space, double glazed composite door leading to patio, panelled door to rear.

Master Bedroom

9' 4" x 11' 3" (2.84m x 3.43m)

Double glazed window to front aspect, integrated wardrobes, over bed storage space, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

En-Suite

4' 9" x 5' 10" (1.45m x 1.78m)

Double glazed sky light, shower cubicle incorporating raised shower system over, wash hand basin, heated towel rail, low level W/C, smooth ceiling incorporating inset down lights, tiled walls, tiled flooring.

Second Bedroom

9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window to rear aspect, integrated wardrobes, over bed storage area, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

Obscure double glazed window to rear aspect, tiled bath incorporating raised shower system, shower screen, wash hand basin, low level W/C, radiator, smooth ceiling incorporating inset downlights, extractor fan, tiled walls, tiled flooring.

Patio Terrace

Elevated & low block paved patio seating area, composite UVC handrail.

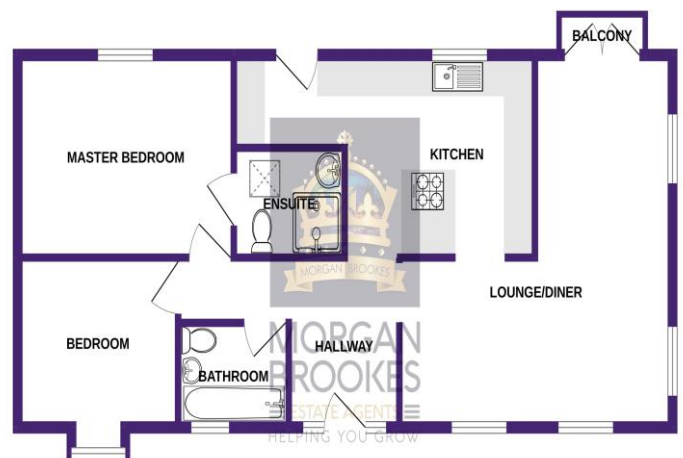
Front Of Property

Block paved driveway, parking for up to five vehicles.

Additional Information

Monthly Site Fees (including water & drainage) Hays Country Park - £485.85

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreapp (2022).

Local Authority Information
Chelmsford City Council
Council Tax Band: B

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01268 755626 morganbrookes.co.uk

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£260,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.