



GUIDE PRICE £675,000 - £700,000. Bear Estate Agents are delighted to bring to the market, this exceptionally presented and highly spacious FOUR bedroom detached house on the immensely desirable St. Lukes Estate in Runwell, built by Countryside Homes in 2023! This home is located on Hughes Crescent, a quiet ring road positioned on the edge of the estate, and benefits further from being tucked away in a mews! Within walking distance, the estate offers a Co-op convenience store, a delightful coffee shop, primary school, nurseries and childcare centres, and a reliable bus service which runs into town. Wickford Railway Station is 2 miles away and helpfully offers access to London Liverpool Street and Stratford and the Greater Anglia Line. Wickford High Street also boasts an array of shops, services and food outlets to be enjoyed.

- GUIDE PRICE £675,000 - £700,000!
- 7 Years Remaining on NHBC Warranty
- Highly Sought After Location
- Walking Distance to Shops and Bus Routes
- 2 Miles to Wickford High Street
- 2 Miles to Wickford Railway Station
- Multiple Reception Rooms
- Four Double Bedrooms
- Driveway Parking
- Detached Garage

Hughes Crescent

Wickford

£675,000

Guide Price



Hughes Crescent



The internal layout of this gorgeous home begins with an entrance hall which hosts the stairs and adjoins all other ground floor rooms! The lounge runs from front to back, measuring 18'9 x 12'5 and benefitting from a bay window which overlooks the front, and French doors which give access to the rear garden. Also overlooking the front of the home is a large office / play room which measures 12'0 x 11'6 and also boasts a bay window! The kitchen / diner is truly stunning, measuring 11'3 x 19'1 and enjoys windows looking out in three different directions which floods the room with natural light throughout the day. There is an abundance of integrated appliances, cupboard and surface space across these lavish units, supported further by an adjoining utility room. Completing the ground floor layout is a sizable WC for visitors.

The upstairs continues to impress with FOUR DOUBLE BEDROOMS! Bedroom 1 is an enormous room, measuring 18'9 x 12'8 at maximum dimensions and benefits from a three-piece en-suite comprised of walk-in shower, toilet and sink. Bedroom 2 measures 10'10 x 15'3 at maximum dimensions with bedrooms 3 and 4 measuring 10'9 x 10'4 and 11'0 x 8'6 respectively. The family bathroom is also a three-piece suite but instead made up of shower over bath, toilet and sink. There is also ample storage across both floors.

The rear garden is a great size and incredibly low maintenance, comprised of artificial turf and modern patio. There is also a private driveway to the side of the home for multiple vehicles, leading to a detached garage. The home also has circa 7 years remaining on its NHBC warranty!

We cannot stress enough the importance of viewing this home first hand to appreciate the positioning of the home, the stunning kitchen, the four double bedrooms, corner plot and many of the other benefits! Call us today to book an appointment before it's too late!

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 £675,000 - £700,000!

7 Years Remaining on NHBC Warranty

Highly Sought After Location

Walking Distance to Shops and Bus Routes

2 Miles to Wickford High Street

2 Miles to Wickford Railway Station

Entrance Hall

Ground Floor WC

Lounge (18'9 x 12'5)

Kitchen / Diner (11'3 x 19'1)

Utility Room

Office / Play Room (12'0 x 11'6)

Bedroom 1 (18'9 x 12'8)

En-Suite

Bedroom 2 (10'10 x 15'3)

Bedroom 3 (10'9 x 10'4)

Bedroom 4 (11'0 x 8'6)

Family Bathroom Suite

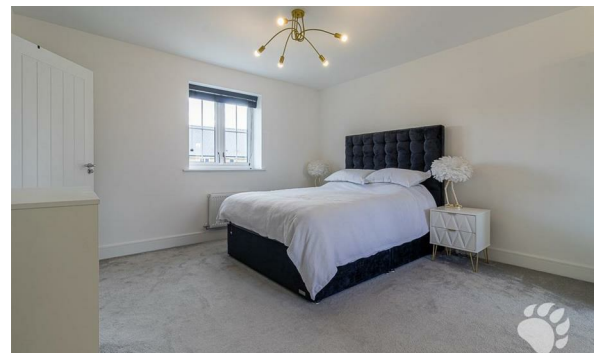
Low Maintenance Rear Garden

Detached Garage

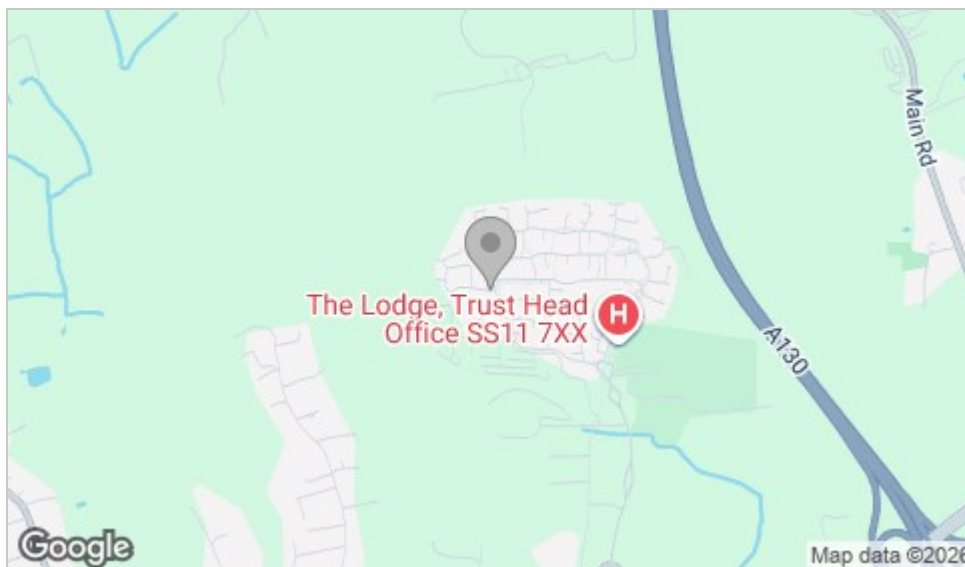
Driveway Parking



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.

7 London Road, Wickford, Essex, SS12 0AW

Office: 01268 330044 wickford@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

