



GUIDE PRICE £575,000 - £600,000. Bear Estate Agents are excited to bring to the market, this truly stunning and highly spacious FOUR bedroom semi-detached house on the immensely desirable St. Luke's Estate in Runwell, built by Countryside Homes! This home is located on St. Lukes Way, a key road which loops around the estate. 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.

- Highly Sought After Location
- 2 Miles to Wickford High Street
- Ground Floor WC
- Three Bathrooms
- Attached Garage
- Walking Distance to Shops and Bus Routes
- 2 Miles to Wickford Railway Station
- Four Double Bedrooms
- Landscaped Rear Garden
- Driveway for Two Vehicles

## St. Lukes Way

Wickford

**£575,000**

Guide Price



# St. Lukes Way



These huge properties begin with an inviting entrance hall which adjoins a roomy ground floor WC and leads through to an enormous open-plan living room/kitchen. The living room at maximum dimensions measures 30'7 x 16'3, with the lounge and kitchen area being easily distinguishable from one another. The kitchen measures 10'0 x 7'0 approx. and boasts an abundance of cupboard and surface space, including integrated appliances. The ground floor space has been added to with a large conservatory which measures 8'8 x 12'7 and overlooks and offers French doors into the pleasant rear garden. There is ample storage on this level with a large cupboard located in the WC and a further under-stairs storage cupboard.

The upstairs is incredibly impressive, boasting FOUR double bedrooms and THREE bathrooms! Bedroom 1 measures an impressive 17'10 x 9'6 and benefits from two fitted wardrobes and an adjoining three-piece En-suite comprised of a walk-in shower, toilet and sink. Bedroom 2 similarly offers a built-in wardrobe and a three-piece En-suite, and measures 13'3 x 10'5 at maximum dimensions. Bedrooms 3 and 4 measure 13'1 x 9'2 and 9'4 x 6'10 respectively. The family bathroom suite is comprised of a shower over bath, toilet and sink, completing the upstairs layout.

The rear garden is beautifully landscaped and a great size, with side access running from front to back, perfect for moving gardening tools or bins from the front to the rear. There is also a rear access door to the attached garage! The home is completed by a driveway to the front of the garage, large enough for two vehicles in tandem. There is also plenty of on-street parking available for guests.

These homes are incredibly popular and have always sold very fast. So call us today to organise an appointment and see all of the benefits first hand!

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.

## 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

### Open-Plan Living Room (30'7 x 16'3)

### Kitchen Area (10'0 x 7'0) Approx.

### Conservatory (8'8 x 12'7)

### Ample Ground Floor Storage

### Bedroom 1 (17'10 x 9'6)

### Fitted Wardrobes

### Three-Piece En-Suite

### Bedroom 2 (13'3 x 10'5) max

### Built-In Wardrobe

### Three-Piece En-Suite

### Bedroom 3 (13'1 x 9'2)

### Bedroom 4 (9'4 x 6'10)

### Family Bathroom Suite

### Landscaped Rear Garden

### Side Access

### Attached Garage

### Driveway for Two Vehicles



# 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

