

**Toppesfield Avenue, Wickford
SS12 0PB
Guide Price £450,000-£475,000
Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **Extended Four Bedroom Semi-Detached House**
- **Lounge**
- **19ft Kitchen/Breakfast Room**
- **19ft Family Room (currently used as a Dining Room)**
- **Family Bathroom**
- **Well Stocked South Facing Garden**
- **Garage with Electric Door plus Off Road Parking**
- **Located Close to The Bromfords School**
- **Quiet Road**
- **Excellent Location for Families and Commuters**

EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH LARGE SOUTH FACING GARDEN, POSITIONED IN A HIGHLY REQUESTED, QUIET AND ESTABLISHED AREA on the Nevendon Road side of town. The property is presented in good condition and is well suited to families seeking convenient access to local amenities, Ofsted schooling and transport links.

Accommodation comprises of two reception rooms, one cosy lounge to the front of the house and the other, being the 19ft family/formal dining room which forms part of the extension, which spans the whole width of the property. IF YOU ARE LOOKING FOR LOTS OF FAMILY SPACE, THEN YOU HAVE FOUND IT HERE!

The kitchen is open plan to the family room making entertaining and inclusive gatherings easy and includes plenty of space for a dining, creating a practical area for everyday family meals. Upstairs, there is a principal bedroom with wall to wall built-in wardrobes, along with two further double bedrooms and a good sized single providing flexible sleeping or home office options, plus a family bathroom. Externally, the property benefits from a private south-facing garden and a single garage with electric door.

The location offers straightforward access to the A127 for routes towards Southend and London. Wickford railway station is within easy reach, providing services to London Liverpool Street in 40 minutes, making this a viable option for commuters. Families are well served by nearby outstanding Junior and Secondary schools together with local shops and nearby Wickford High Street offering a wider range of supermarkets, cafés and independent retailers.

A SIZEABLE FAMILY HOME IN A REQUESTED LOCATION

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

13' 11" x 5' 0" (4.24m x 1.52m)

Entrance door, stairs to first floor landing. Under stairs cupboard.

LOUNGE

14' 0" x 12' 0" (4.26m x 3.65m)

Bay window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM

19' 0" x 10' 10" (5.79m x 3.30m)

Range of base, drawer and eye level units. Work surface inset 1 & 1/2 sink with mixer tap and drainer unit. Space for cooker, fridge and dishwasher. Window to family/dining room.

FAMILY/DINING ROOM

19' 0" x 10' 10" (5.79m x 3.30m)

Patio door to rear garden, window to rear aspect. Door to side.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 0" x 10' 0" (3.35m x 3.05m)

Window to front aspect, radiator.

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

Window to rear aspect, radiator.

BEDROOM THREE

11' 0" x 10' 0" (3.35m x 3.05m)

Window to rear aspect, radiator.

BEDROOM FOUR

9' 1" x 8' 10" (2.77m x 2.69m)

Window to front aspect, radiator. Cupboard.

BATHROOM

6' 11" x 6' 0" (2.11m x 1.83m)

Window to side aspect. Low level WC, pedestal wash hand basin, bidet and panelled bath. Fully tiled walls, electric wall mounted shaver socket.

EXTERIOR

FRONT Block paved driveway providing off street parking for numerous vehicles and leading to entrance door. Double gate side access.

REAR

Established and mature rear garden which is laid to lawn with fully stocked shrub borders. Paved area.

GARAGE

Detached Garage.





Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.