

RESIDENTIAL SALES
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MANAGEMENT

COWLING & PAYNE



Pebmarsh Drive, Wickford
Asking Price £375,000

Situated within a highly sought-after location in Wickford, this beautifully presented three bedroom semi-detached family home offers spacious, stylish and well maintained accommodation throughout, ideally suited to growing families, first-time buyers and commuters alike.

The property has been exceptionally well cared for by the current owners and provides bright, versatile living space arranged over two floors. Upon entering, you are welcomed by an inviting entrance hall leading through to a generous lounge. The property further benefits from a modern fitted kitchen offering ample worktop and storage space, with views and access overlooking the rear garden.

To the first floor, there are three well-proportioned bedrooms, all presented to a high standard, together with a contemporary family bathroom suite. The home has been tastefully decorated throughout in neutral tones, allowing any prospective purchaser to move straight in with minimal work required.

Externally, the property enjoys a well maintained rear garden providing a good degree of privacy and an ideal space for outdoor dining, entertaining and family enjoyment. To the front, the property benefits from off street parking together with side access.

Pebmarsh Drive is conveniently positioned within easy reach of Wickford town centre, a selection of highly regarded local schools, parks and everyday amenities. Wickford mainline railway station is also easily accessible, offering direct links into London Liverpool Street, making this an ideal purchase for commuters.

Properties within this desirable location are always in strong demand and early viewing is highly recommended to fully appreciate the quality of accommodation and excellent position on offer.



- FRONT GARDEN
- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- OFF STREET PARKING
- GARAGE
- PRIVATE REAR GARDEN

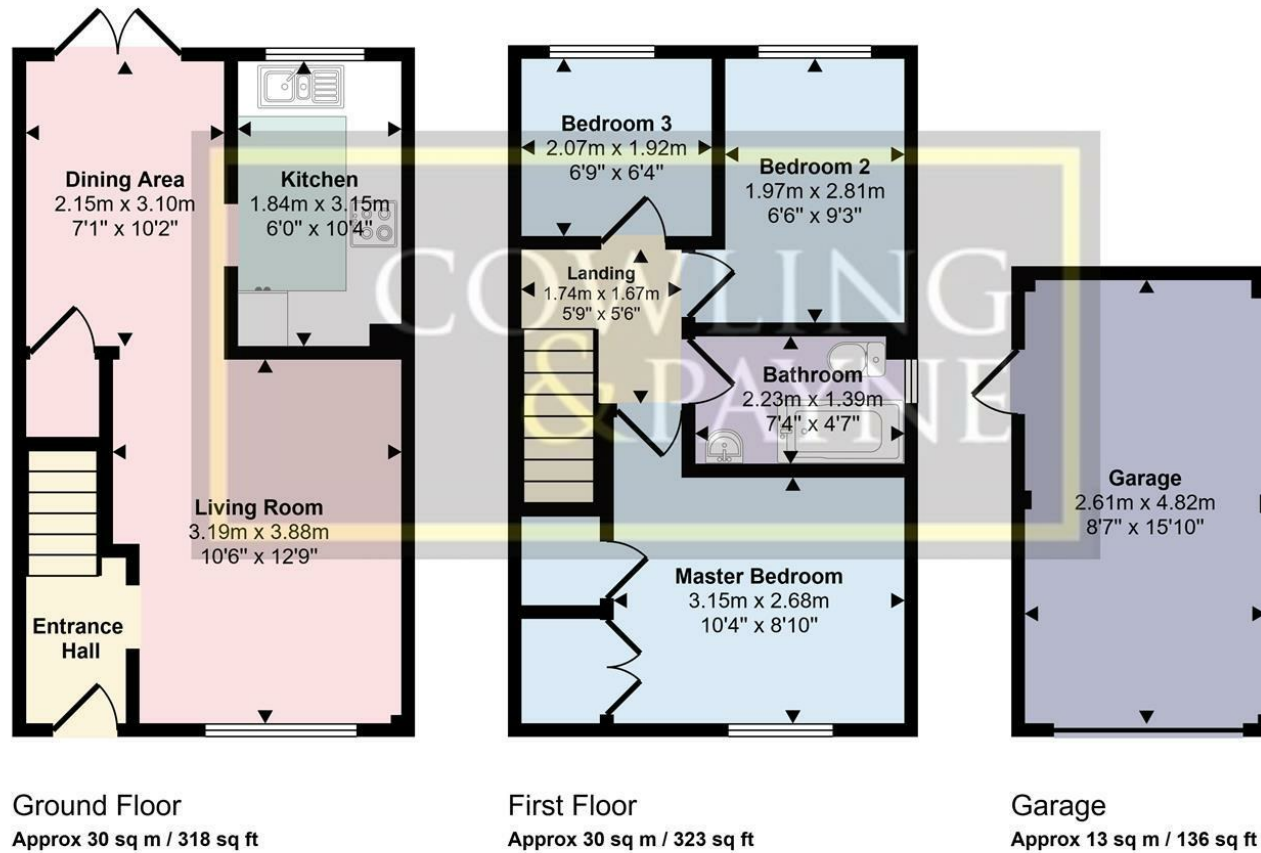
Disclaimer
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations
Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
72 sq m / 777 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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