

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Station Avenue, Wickford
Guide Price £700,000

**** GUIDE PRICE £700,000 - £750,000 ** Spacious Four Double Bedroom Family Home ** Walking Distance to Wickford Station ****

Situated in a highly convenient location close to Wickford Station, this impressive four double bedroom family home offers generous living space, versatile rooms and excellent amenities ideal for modern family life.

The property features a welcoming entrance hall leading to a bright and spacious living room, perfect for relaxing or entertaining. To the rear of the home, the well-appointed kitchen diner provides an ideal hub for family meals and social gatherings, complemented by a separate utility room for additional practicality. A light-filled conservatory overlooks the rear garden, creating a pleasant space to enjoy throughout the year.

The ground floor also benefits from a dedicated study, ideal for home working, along with a convenient ground floor WC.

Upstairs, the property offers four well-proportioned double bedrooms. The master bedroom benefits from its own 4 piece ensuite, while the remaining bedrooms are served by a modern 4 piece family bathroom.

Externally, the property provides a well maintained rear garden, with a paved patio area, pergola and the remainder lawn. In addition the rear of the garden has a well maintained tree boarder, ensuring privacy to the garden area. The front features off-street parking and a garage, offering ample storage and secure parking options.

This excellent home combines generous accommodation with a highly desirable location, being within easy reach of Wickford Station, local amenities, schools and transport links.

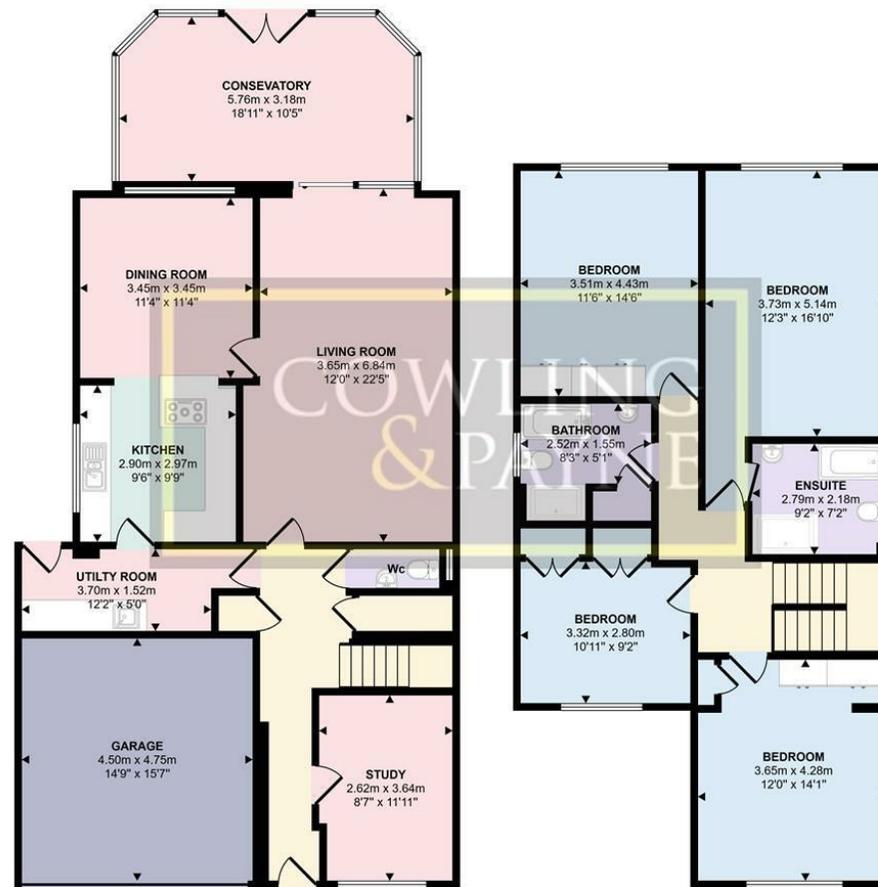


- Entrance hall
- Study
- WC
- Lounge
- Kitchen/Diner
- Conservatory
- Utility Room
- Landing
- Bedroom 1
- 4 Piece En-Suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- 4 Piece Bathroom
- Rear Garden
- Garage
- Off Street Parking

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
211 sq m / 2271 sq ft



Ground Floor
Approx 123 sq m / 1327 sq ft

First Floor
Approx 88 sq m / 944 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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