



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Clare Avenue, Wickford,  
Essex, SS11**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Immaculate family home in the sought after Runwell location
- 25' beautifully presented lounge/dining room
- Modern kitchen
- Recently renovated bathroom
- Large patio area leading to a good size garden
- Large loft space

## Accommodation

### GROUND FLOOR

Hallway: 13'1 x 6'0 (3.99m x 1.83m)  
 Lounge/Dining Room: 25'2 x 11'4 (7.68m x 3.46m)  
 Kitchen: 11'9 x 8'3 (3.58m x 2.52m)

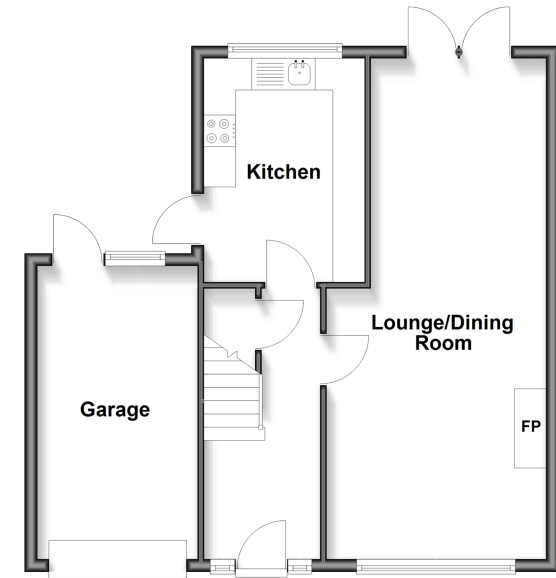
### FIRST FLOOR

Landing  
 Bedroom 1: 12'9 x 8'4 (3.89m x 2.54m)  
 Bedroom 2: 12'0 x 10'4 (3.66m x 3.15m)  
 Bedroom 3: 8'10 x 7'1 (2.69m x 2.16m)  
 Family Bathroom

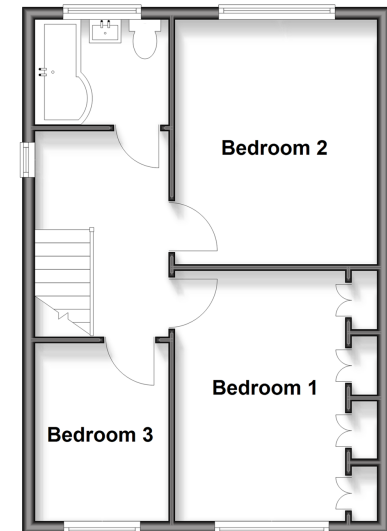
### OUTSIDE

Rear Garden  
 Garage  
 Driveway

**Ground Floor**  
 Approx. 42.6 sq. metres (458.7 sq. feet)



**First Floor**  
 Approx. 42.6 sq. metres (458.7 sq. feet)



**Call Wickford - 01268 561287 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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