

Brock Hill, Runwell, Wickford

Guide Price £550,000

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- Exceptional Family Home – A beautifully presented four-bedroom semi-detached home, lovingly owned by the same family since 2002, offering spacious and versatile accommodation perfectly suited to modern family living.
- Highly Sought-After Brock Hill Location – Situated on one of Wickford's most desirable residential roads, within easy reach of excellent local schools, amenities, countryside walks and convenient transport links.
- Spacious Living Accommodation – Boasting a welcoming entrance hallway, generous lounge with dining area, impressive L-shaped kitchen/diner and a stunning family room, completely flexible living space.
- Stunning Open-Plan Family Hub – The great size lounge/diner seamlessly connects with the bright family room, where an impressive lantern roof floods the space with natural light, creating the perfect setting for entertaining and everyday fam
- Four Well-Proportioned Bedrooms – Offering four bedrooms, including three generous doubles, providing ample space for growing families, guests or those working from home.
- Ideal for Busy Households – Benefiting from both a family bathroom and a separate shower room, helping to make busy mornings and family routines that little bit easier.
- Outstanding Rear Garden – An exceptionally large rear garden offering endless possibilities for children to play, summer entertaining, gardening enthusiasts or even a kickabout, all whilst enjoying uninterrupted views across neighbouring open fields.
- Driveway Parking for Multiple Vehicles – A spacious frontage provides ample off-street parking for several vehicles, making family life and entertaining guests effortlessly convenient.

Where family memories are made...

Perfectly positioned on the ever-popular Brock Hill, this substantial four-bedroom semi-detached home is the kind of property families dream of. Loved and cherished by the same family since 2002, these walls have witnessed first steps, birthday parties, Christmas mornings and countless Sunday dinners. Now, after 24 wonderful years, it's ready to hand the baton to its next family to create a lifetime of memories of their own.

GUIDE PRICE £550,000 - £650,000

From the moment you step inside, you'll appreciate the fantastic sense of space. A welcoming entrance hallway leads to a generous lounge with dining area – perfect for cosy movie nights or hosting friends and family. The impressive L-shaped kitchen/diner is undoubtedly the heart of the home, offering plenty of room for busy breakfasts, homework around the table and entertaining into the evening. To the rear, the stunning family room is bathed in natural light thanks to its beautiful lantern roof, creating a bright and inviting space you'll never want to leave.

Upstairs continues to impress with four well-proportioned bedrooms, including three spacious doubles, ensuring everyone has room to spread out. A family bathroom and separate shower room mean there'll be far fewer morning queues – something every family can appreciate!

Then there's the garden... and what a garden it is! Forget measuring it in square metres – this is the sort of garden where football matches, family BBQs, birthday parties and endless games of hide-and-seek all happen at once. Backing directly onto open fields, the uninterrupted views provide a wonderful feeling of peace and privacy that's becoming increasingly hard to find.

To the front, a generous driveway provides off-street parking for multiple vehicles, completing this fantastic family package.

The property is also ideally located approximately 20 minutes walk from Wickford train station, perfect for commuters.

Homes like this don't just offer space... they offer a lifestyle. A home that's been filled with love, laughter and memories for over two decades is now waiting for its next chapter. Could it be yours?





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/109-brock-hill-wickford-ss11-7ns/5455046

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

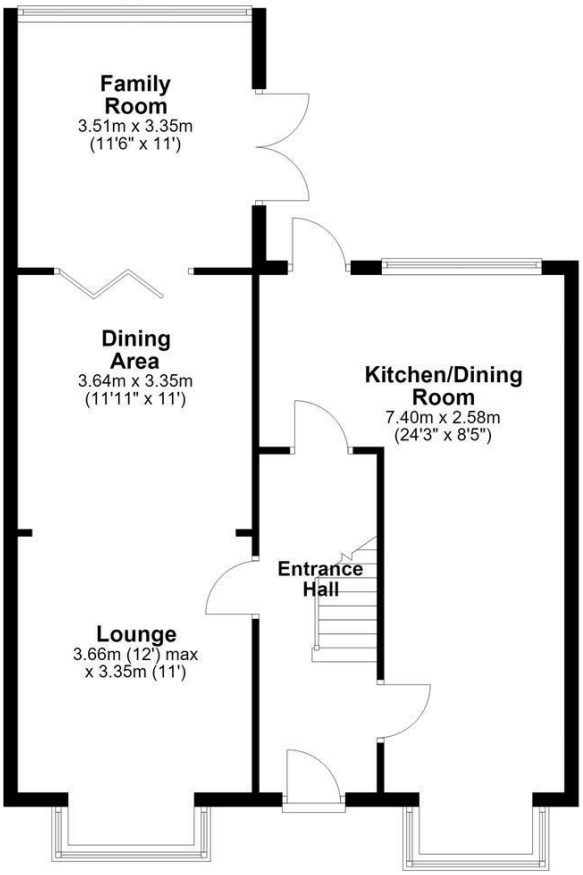
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

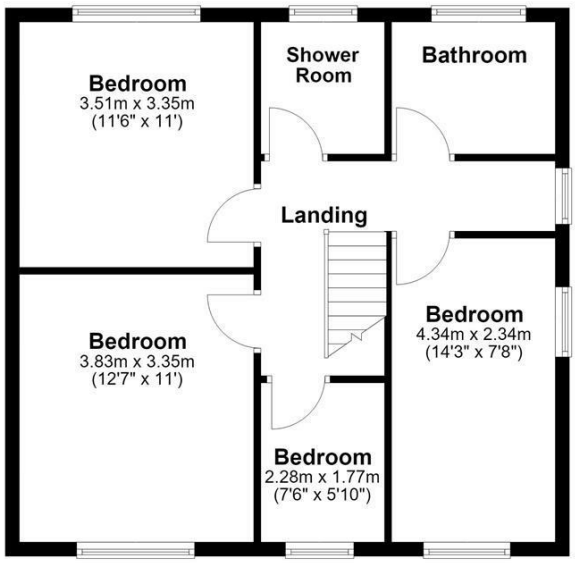




Ground Floor



First Floor



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