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Estate Agents

Three Double Bedroom Detached Home | Impressive Open-Plan Kitchen/Living/Dining Room | Principal Bedroom with En-Suite | South-Facing Landscaped Garden | Large Insulated Garden Room | Garage | Driveway for Two Cars | Ground Floor WC | St Luke's Park Development | Freehold

- GUIDE PRICE £550,000 - £575,000
- Three generous double bedrooms
- Impressive open-plan kitchen/living/dining room
- Feature vaulted/sloping ceiling and rooflights
- Substantial insulated garden room
- Landscaped south-facing rear garden
- Block-paved driveway providing parking for two vehicles
- Garage with electric door
- Popular St Luke's Park development
- St Luke's Park Primary School nearby

Boiler House Road

Wickford

£550,000

Guide Price

3 2 1 C

Boiler House Road

Overview
Situated within the popular St Luke's Park development in Runwell, this impressive detached home combines generous internal accommodation with a particularly attractive south-facing garden, substantial garden room, garage and driveway parking.

This home is one of Countryside's spacious "Aspen" design, offering approximately 1,280 sq ft of space, with three double bedrooms and a highly distinctive open-plan ground-floor arrangement.

Internal Layout
An inviting entrance hall provides access to the ground-floor accommodation, staircase to the first floor and useful under-stairs storage. A separate cloakroom/WC incorporates additional fitted storage, making the entrance particularly practical for everyday family life.

The centrepiece of the home is undoubtedly the substantial open-plan kitchen, living and dining room, measured at approximately 36'9" in overall length. This sociable space combines the kitchen, dining and principal living areas while still allowing each to feel clearly defined.

The fitted kitchen incorporates an extensive range of cabinetry and work surfaces together with a breakfast-bar arrangement and integrated appliances. Beyond this, the room opens into an impressive living space characterised by a high sloping ceiling, Velux-style rooflights and French doors overlooking the garden, creating an excellent feeling of light and space.

The result is a versatile room equally suited to relaxed everyday family life, entertaining and larger gatherings, with the French doors providing a natural extension into the garden during the warmer months.

Upstairs are three genuinely well-proportioned bedrooms, rather than the usual arrangement of two doubles and a smaller box room.

The master bedroom, measured at approximately 18'3" x 16'11" maximum, offers excellent proportions and incorporates an extensive range of fitted wardrobes. It also benefits from its own spacious en-suite shower room, creating a particularly comfortable master suite.

Bedroom Two, measured at approximately 14' x 9', is another good double and also incorporates fitted wardrobes, while Bedroom Three, at approximately 12'1" x 9', provides a further double bedroom with ample flexibility for children's accommodation, guests or a substantial home office.

A contemporary family bathroom and useful airing cupboard complete the first floor.

Rear Garden
The outside space is another significant feature of the property.

Accesses through the open-plan living room is a landscaped, south-facing rear garden, beginning with a paved patio providing an ideal space for outdoor dining before opening onto the main lawn.

Positioned towards the rear is a particularly substantial detached garden room, measured at approximately 22'2" x 13'11". The building is fully insulated and equipped with power, lighting, laminate flooring and wide aluminium bi-fold doors.

It provides exceptionally useful additional space away from the main house and lends itself naturally to use as a home office, gym, studio, games room or leisure space.

Garage & Parking
To the front, a block-paved driveway provides off-road parking for two vehicles and is complemented by a generous garage, measured at approximately 22'11" x 10'2", with an electric sectional door, power and lighting.

Together with the garden room, this gives the property considerably more storage and ancillary space than many similarly sized modern homes.

Location
Boiler House Road forms part of the modern St Luke's Park community in Runwell, with local amenities available within the development itself including a Co-Op convenience store and Heidi's Café; and benefits from convenient connections towards Wickford, Chelmsford and the surrounding road network.

A particular attraction for families is St Luke's Park Primary School, located on nearby Liberty Way. The school opened in 2022 and serves children aged 4–11.

Wickford railway station is approximately 2.5 km from the postcode as the crow flies, providing rail connections towards London Liverpool Street, while the development also offers convenient access towards the wider Essex road network.

Viewing is highly recommended to appreciate the size, layout and additional outside accommodation on offer. Call us today to arrange an appointment.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Popular St. Lukes Estate!

GUIDE PRICE £550,000 - £575,000

Walking distance to shops and schools

Regular bus to Wickford Town Centre

Entrance Hall

Ground Floor WC

Open-Plan Living/Kitchen/Diner
36'8 x 16'1

Bedroom 1
16'11 x 18'3

En-Suite

Bedroom 2
14'0 x 9'0

Bedroom 3
12'1 x 9'0

Family Bathroom Suite

South Facing Rear Garden

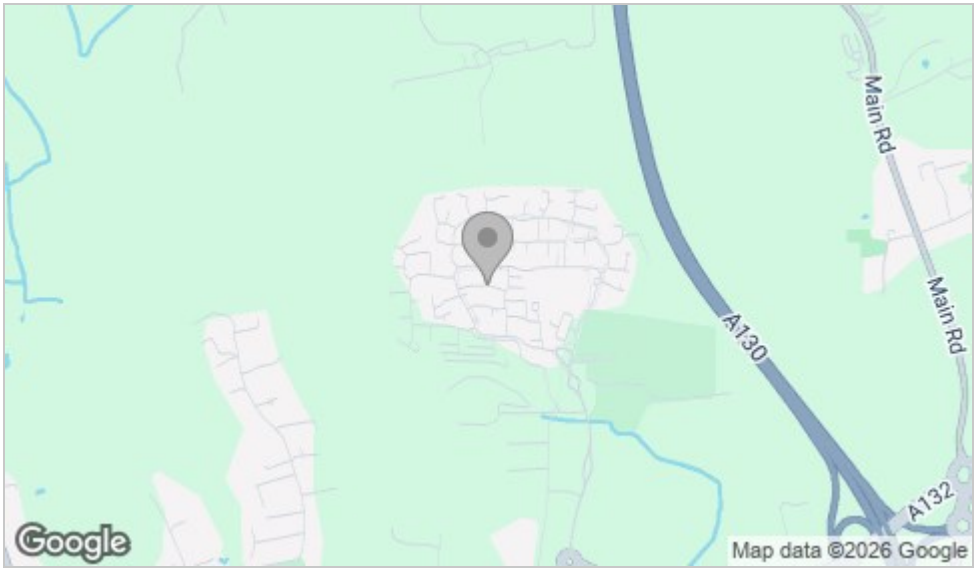
Spacious Outbuilding

Driveway Parking

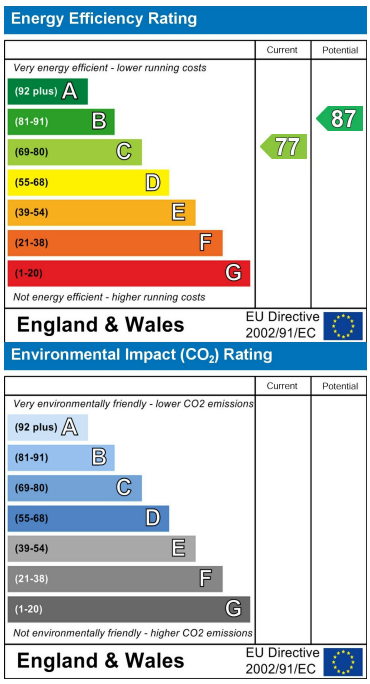
Garage

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

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