



Bear Estate Agents are thrilled to bring to the market the exceptionally well-cared for and perfectly positioned TWO bedroom, semi-detached house, built by the reputable Carter & Ward only 10 years ago! Halstead Close is located amongst a series of roads widely recognised the most sought-after on the Wick Meadows estate, and this home in particular is located at the very end of this quaint cul-de-sac which creates and incredibly quiet feel to the home. Within walking distance of this home are local shops (Tesco parade, Salcott Crescent), local schools and reliable bus routes. The home is also only 1 mile from Wickford High Street, which boasts a diverse array of shops, services and food outlets! A short walk further, at 1.1 miles from the home is Wickford Railway Station which helpfully connects London Liverpool Street and Stratford (in 35 and 40 minutes respectively) on the Greater Anglia rail service. Finally, the road links from this home are fantastic, with the A127 being a short drive away and connecting the A130, A13 and M25 in a matter of minutes.

- Highly Sought After
- Walking Distance to Local Shops, Schools and Bus Routes
- 1.1 Miles to Wickford Railway Station
- Two Double Bedrooms
- Garage
- Wick Meadows Estate Location
- 1 Mile to Wickford High Street
- Modern Throughout
- West Facing Rear Garden
- Driveway Parking

## Halstead Close

Wickford

**£365,000**

Offers Over



# Halstead Close



The internal layout of this home begins with an inviting entrance hall which sits at the heart of the home and adjoins all ground floor rooms. The kitchen is located at the front of the property, overlooking the front garden, and boasts an abundance of cupboard and surface space as well as integrated appliances. The lounge is a bright, airy and spacious room, measuring 14'7 x 14'3 and benefits from French doors into the delightful rear garden. Located off of the entrance hall is also a ground floor WC and a large storage cupboard, completing this downstairs layout.

The upstairs continues to impress, boasting TWO DOUBLE BEDROOMS and a modern bathroom. Bedroom 1 measures 9'8 x 14'3, comfortably fitting a king sized bed and accompanying furniture, whilst bedroom 2 measures 10'3 x 10'7 at maximum dimension and benefits from a built in storage cupboard which stretches over the top of the stairs. The bathroom is a three-piece suite which is comprised of shower over bath, toilet and sink.

The external benefits to this home are fantastic, beginning with the WEST FACING REAR GARDEN, which soaks up the sun throughout the afternoon and helps flood the lounge with natural light. There is also a generous sized front garden and side access connecting the two. This home is also sold with a garage and driveway to the front of the garage and it is worth noting that the positioning of this home also lends itself to some additional on-street parking directly outside the front of the home.

These properties have always been in very high demand and an internal viewing is recommended to appreciate all of the benefits on offer. Call us today to arrange an appointment!

Council Tax Band: C (£1908.72)

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**Highly Sought After Road**

**Wick Meadows Estate Location**

**Walking Distance to Local Shops, Schools and Bus R**

**1 Mile to Wickford High Street**

**1.1 Miles to Wickford Railway Station**

**Entrance Hall**

**Lounge (14'7 x 14'3)**

**Kitchen (9'8 x 7'9)**

**Ground Floor WC**

**Large Ground Floor Storage Cupboard**

**Bedroom 1 (9'8 x 14'3)**

**Bedroom 2 (10'3 x 10'7) max**

**Three-Piece Bathroom Suite**

**Large Upstairs Storage Cupboard**

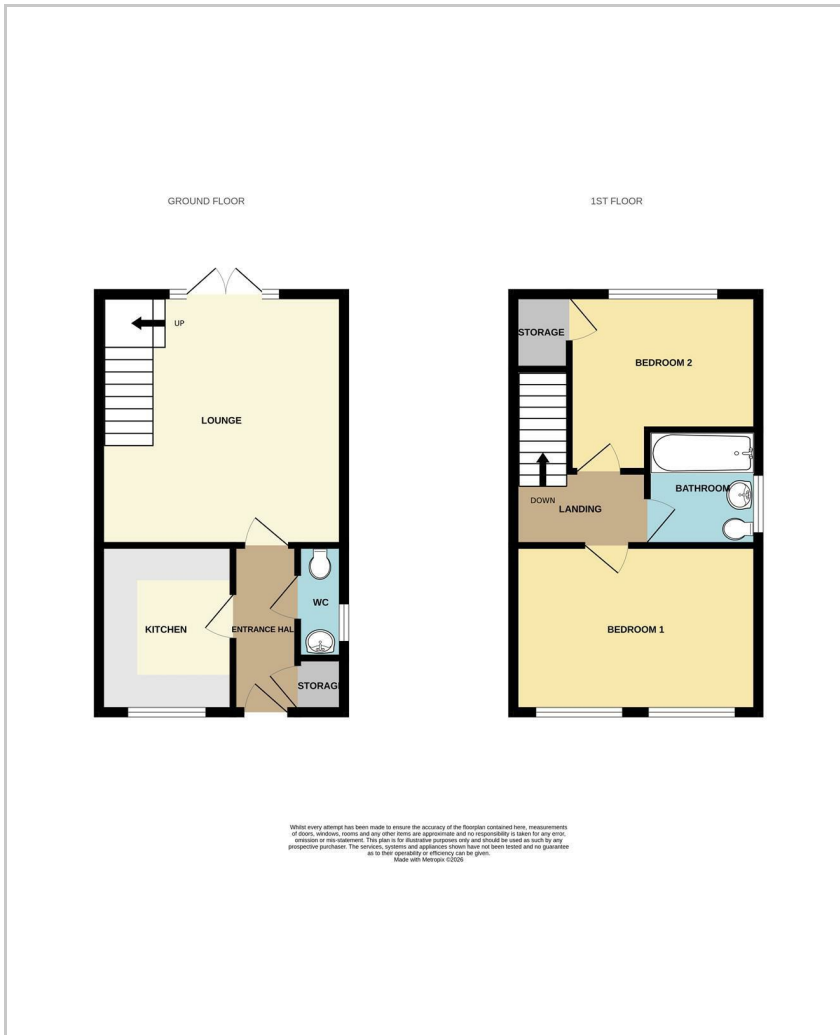
**West Facing Rear Garden**

**Garage**

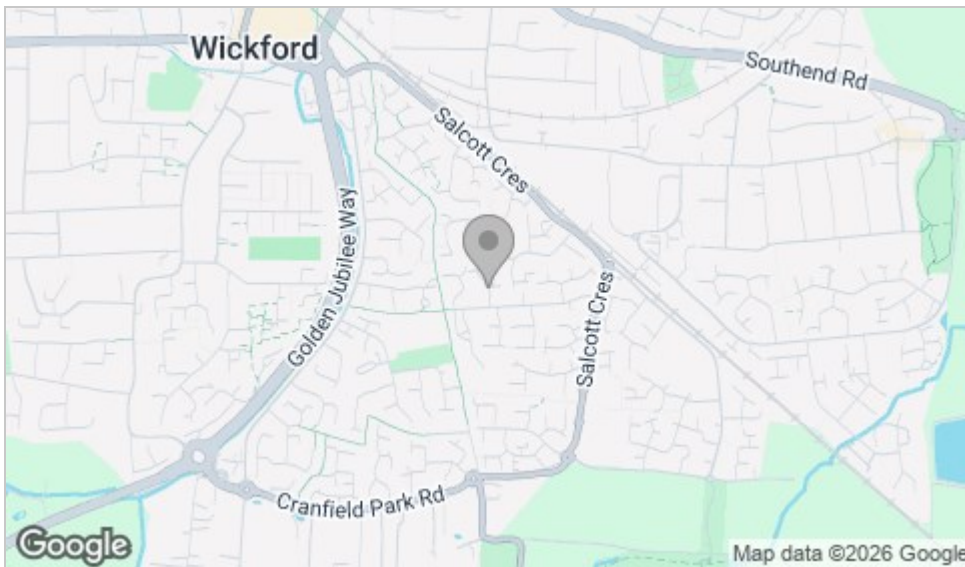
**Driveway Parking**



# Floor Plan



# Area Map



# Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

