



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this fantastically located THREE bedroom, SEMI-DETACHED house, found on the highly desirable Wick Meadows estate in Wickford. Orkney Gardens is a quaint road sat and the back of the estate within a short walk of local shops (Tesco Parade, Salcott Crescent), local 'Outstanding' schools, the popular Wick Meadows Country Park and major bus routes. Wickford Town Centre is only a 1.4 mile walk, accessed by a pedestrian flyover directly into the high street. The town centre is host to an abundance of shops, services and food outlets to be enjoyed, as well as Wickford Railway Station which provides easy access to London Liverpool and Stratford on the Greater Anglia service. Finally, the road links from Wickford are amazing, with the A127, A13, A130, A12 and M25 all reachable in minutes.

- NO ONWARD CHAIN!
- Walking Distance to Local Schools and Shops
- Lounge (15'6 x 13'2)
- Three Good Sized Bedrooms
- Driveway for Multiple Vehicles
- Desirable Wick Meadows Estate
- 1.4 Miles to Wickford Town Centre
- Kitchen/Diner (10'3 x 13'2)
- Private Rear Garden
- Garage

## Orkney Gardens

Wickford

**£399,000**



# Orkney Gardens



The internal layout of this home begins with an entrance hall which adjoins a ground floor WC and leads through to the lounge. The lounge measures 15'6 x 13'2 and has a beautiful bay window which overlooks the front of the home. The kitchen/diner is found at the rear and measures 10'3 x 13'1, boasting a plentiful amount of cupboard and surface space as well sliding patio doors into the rear garden. There is also access to a large under-stairs storage cupboard.

The upstairs continues to impress, with three good sized bedrooms and a family bathroom suite. Bedroom 1 measures 8'4 x 13'1, comfortably hosting a double bed and accompanying furniture. Bedroom 2 also measures a generous 9'5 x 6'9 and bedroom 3 measures 7'9 x 6'9. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink.

The rear garden is made up of patio and turf areas and feels particularly private. There is a side access gate which leads out to the driveway and garage! The driveway is long enough for multiple vehicles and garage can host an additional car of further storage.

These home have always been incredibly popular so we highly recommend viewing at the earliest convenience. Call us today to book you appointment!

Council Tax Band: D (£2147.31)

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.

## **NO ONWARD CHAIN!**

### **Entrance Hall**

### **Ground Floor WC**

### **Lounge (15'6 x 13'2)**

### **Kitchen/Diner (10'3 x 13'2)**

### **Bedroom 1 (8'4 x 13'2)**

### **Bedroom 2 (9'5 x 6'9)**

### **Bedroom 3 (7'9 x 6'9)**

### **Family Bathroom Suite**

### **Ample Storage**

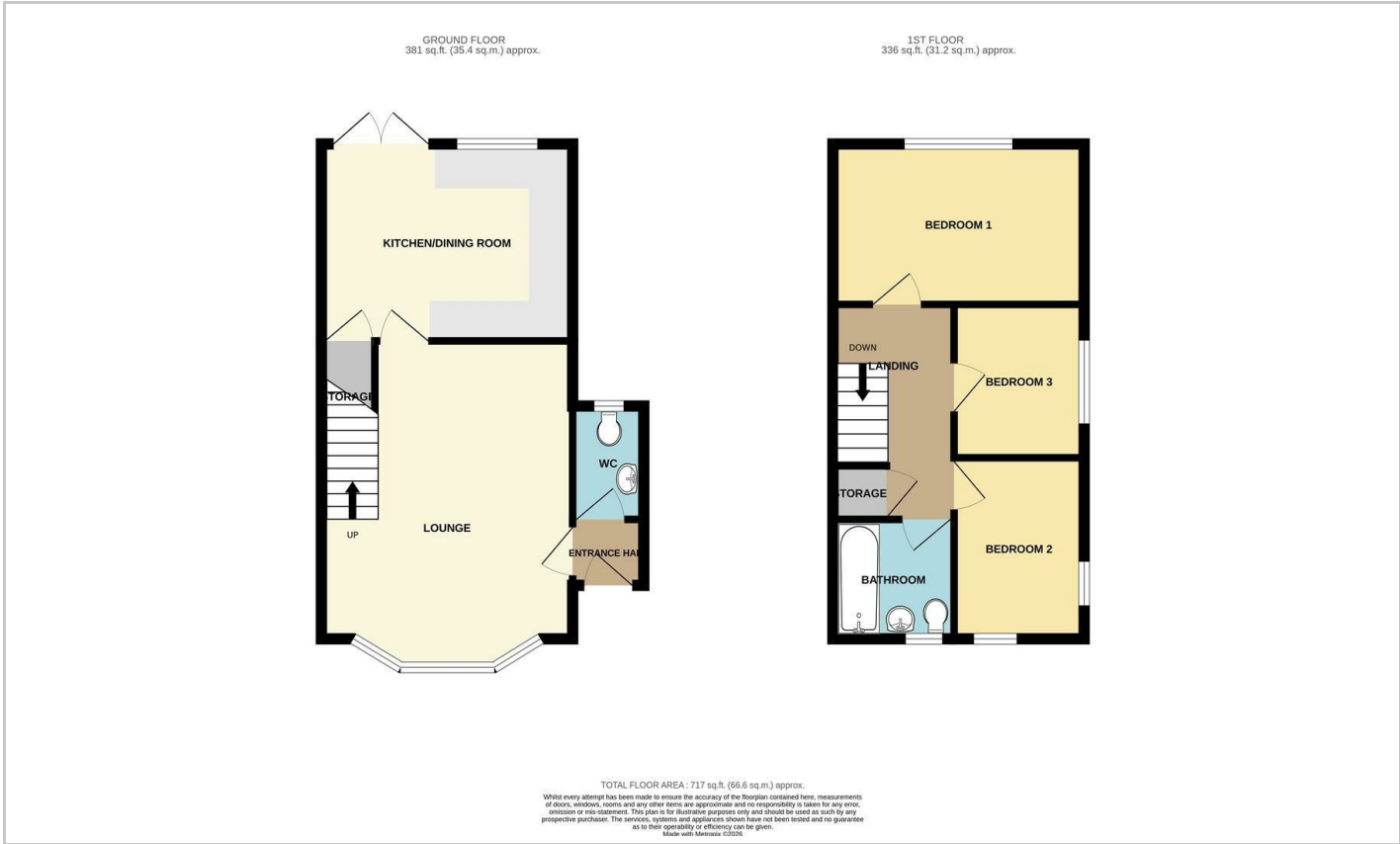
### **Private Rear Garden**

### **Driveway for Multiple Vehicles**

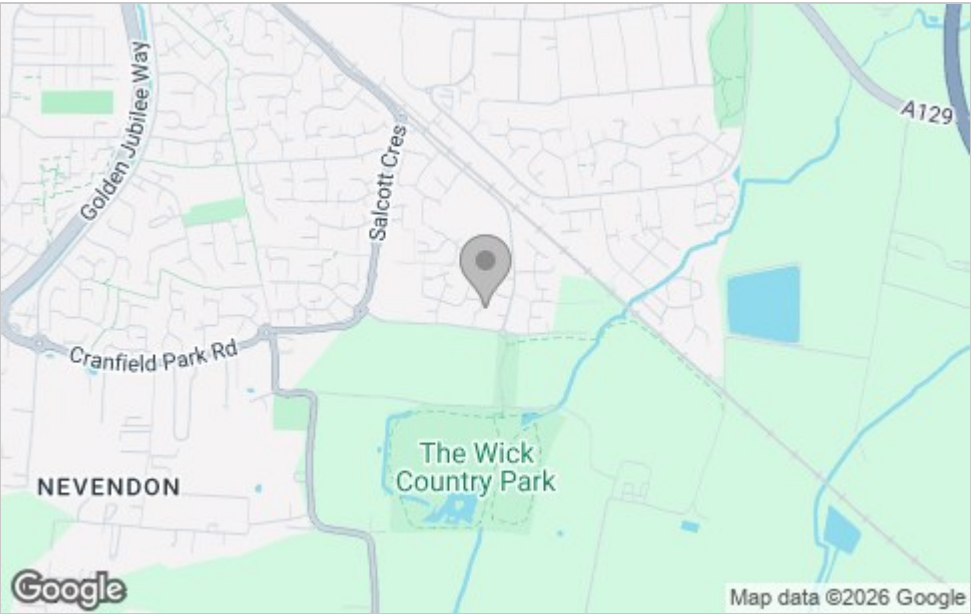
### **Garage**



Floor Plan



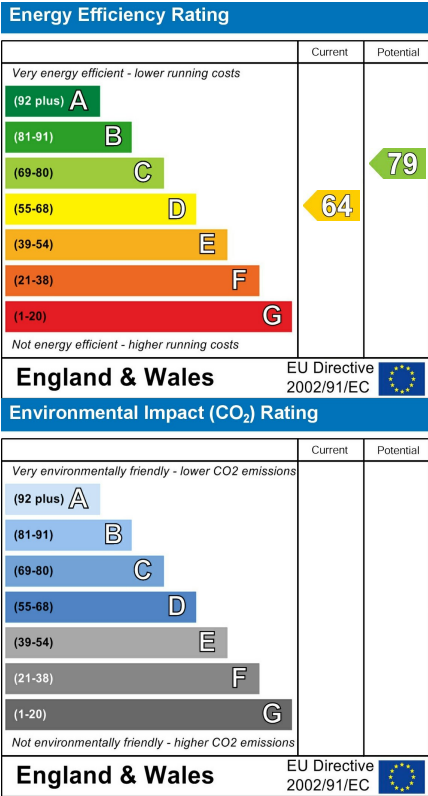
Area Map



Viewing

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

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 London Road, Wickford, Essex, SS12 0AW

Office: 01268 330044 wickford@bearestateagents.co.uk http://www.bearestateagents.co.uk/