

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Canford Avenue, Wickford
Offers In Excess Of £750,000

Situated in a popular semi rural location in Wickford, this substantial and highly versatile family home offers generous living accommodation together with a self-contained annex, making it ideal for large families, multi generational living or those seeking additional guest space.

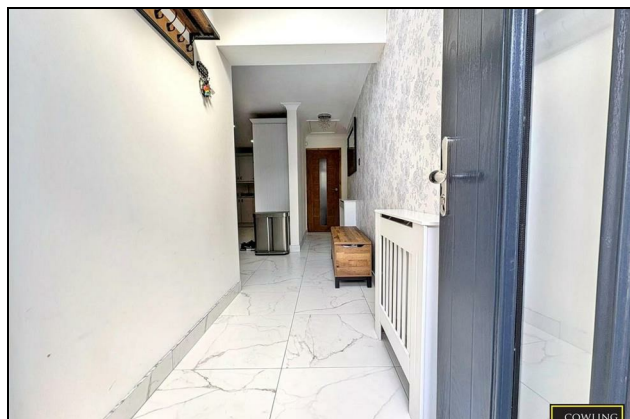
The main residence features a spacious kitchen/lounge/dining area forming the heart of the home, alongside a separate lounge/snug with feature media wall providing a comfortable space to relax and entertain. Following off from this area, you will locate a convenient utility area.

The property offers 3 well-proportioned bedrooms. The master benefits from french doors leading out onto the rear garden and an ensuite shower room. A 3 piece shower room serves the remainder of the bedrooms. The second bedroom benefits from a recent extension, now offering an added benefit of a dressing room.

A standout feature of the property is the self-contained annex, arranged over two floors and offering its own kitchen, living space, bedroom and bathroom accommodation. This provides excellent potential for independent living, guest accommodation or home-working opportunities.

Externally, the property enjoys a low maintenance rear garden which then wraps around to the front of the property. The front garden features a fully functional outbuilding, stone pathway, lawn & a covered decked seating area. Other benefits include a driveway behind electronic gates.

Location wise the property is located in a quiet semi rural location with convenient access to local amenities, schools and transport links.



- ENTRANCE HALL
- KITCHEN/LOUNGE/DINER
- UTILITY ROOM
- LOUNGE/SNUG
- BEDROOM 1
- EN SUITE
- BEDROOM 2 WITH DRESSING ROOM
- BEDROOM 3
- SHOWER ROOM
- OUTBUILDING WITH ELECTRIC & LIGHTING
- FRONT GARDEN
- GATED DRIVEWAY
- LOW MAINTENANCE REAR GARDEN
- 2 STORY SELF CONTAINED ANNEX

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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