bear
Estate Agents



GUIDE PRICE £450,000 - £475,000. Bear Estate Agents are proud to bring to the market, this delightful and highly spacious THREE bedroom link-detached house on the immensely desirable St. Luke's Estate in Runwell, built by Countryside Homes! This home is located on St. Lukes Way, a key road which loops around the estate. Within walking distance, the estate offers a Co-op convenience store, a delightful coffee shop, primary school, nurseries and childcare centres, and a reliable bus service which runs into town. Wickford Railway Station is 2 miles away and helpfully offers access to London Liverpool Street and Stratford and the Greater Anglia Line. Wickford High Street also boasts an array of shops, services and food outlets to be enjoyed. Furthermore, the road links from this home are fantastic with the A127, A13, A130, A12 and M25 all reachable in minutes!

- GUIDE PRICE £450,000 - £475,000
- 3 Years Remaining on NHBC Warranty
- Highly Sought After St. Lukes Estate
- Walking Distance to Local Shops
- Regular Bus Service to Wickford Town Centre
- Ground Floor WC
- Stunning Kitchen (10'10 x 9'4)
- Lounge/Diner (12'8 x 16'2)
- Low-Maintenance Rear Garden
- Car Port & Driveway

St. Lukes Way

Wickford

£450,000
Guide Price

3 2 1 B

St. Lukes Way





The internal layout of this home begins with a large and inviting entrance hall which hosts the stairs, a large under-stairs storage cupboard and adjoins all ground floor rooms. To the front the property is a stunning kitchen which measures 10'10 x 9'4 and boasts an abundance of cupboard and surface space, as well as an array of integrated appliances! To the rear of the house is a roomy lounge/diner, which measures 12'8 x 16'2 and benefits from French doors which lead to the delightful garden. Completely the downstairs floorplan is a modern ground floor WC.

Upstairs continues to impress, offering three great sized bedrooms and a family bathroom suite. Bedroom 1 measures 16'5 x 8'11, comfortably fitting a king sized bed and accompanying furniture, and also benefits from a fitted wardrobe. Bedrooms 2 and 3 measure 12'5 x 9'0 and 12'9 x 7'0 respectively, each also fitting a double bed. The bathroom is a three-piece suite which is comprised of shower over bath, toilet and sink. The upstairs is completed by a large air cupboard, accessed from the landing.

The rear garden is a great size and very low maintenance, comprised of patio and turf only. There is a large side access to one side, which leads to the car port and driveway, which is large enough for two/three vehicles. This property also has 3 years left on its NHBC warranty!

These homes are always very popular and we recommend a first hand viewing to see all that is on offer. Call us today to book an appointment!

Estate Maintenance Charge: £400 per annum

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.

GUIDE PRICE £450,000 - £475,000

3 Years Remaining on NHBC Warranty

Highly Sought After St. Lukes Estate

Walking Distance to Local Shops

Regular Bus Service to Wickford Town Centre

Entrance Hall

Ground Floor WC

Stunning Kitchen (10'10 x 9'4)

Lounge/Diner (12'8 x 16'2)

Bedroom 1 (16'5 x 8'11)

Bedroom 2 (12'5 x 9'0)

Bedroom 3 (12'9 x 7'0)

Three-Piece Bathroom Suite

Ample Storage

Low-Maintenance Rear Garden

Car Port & Driveway







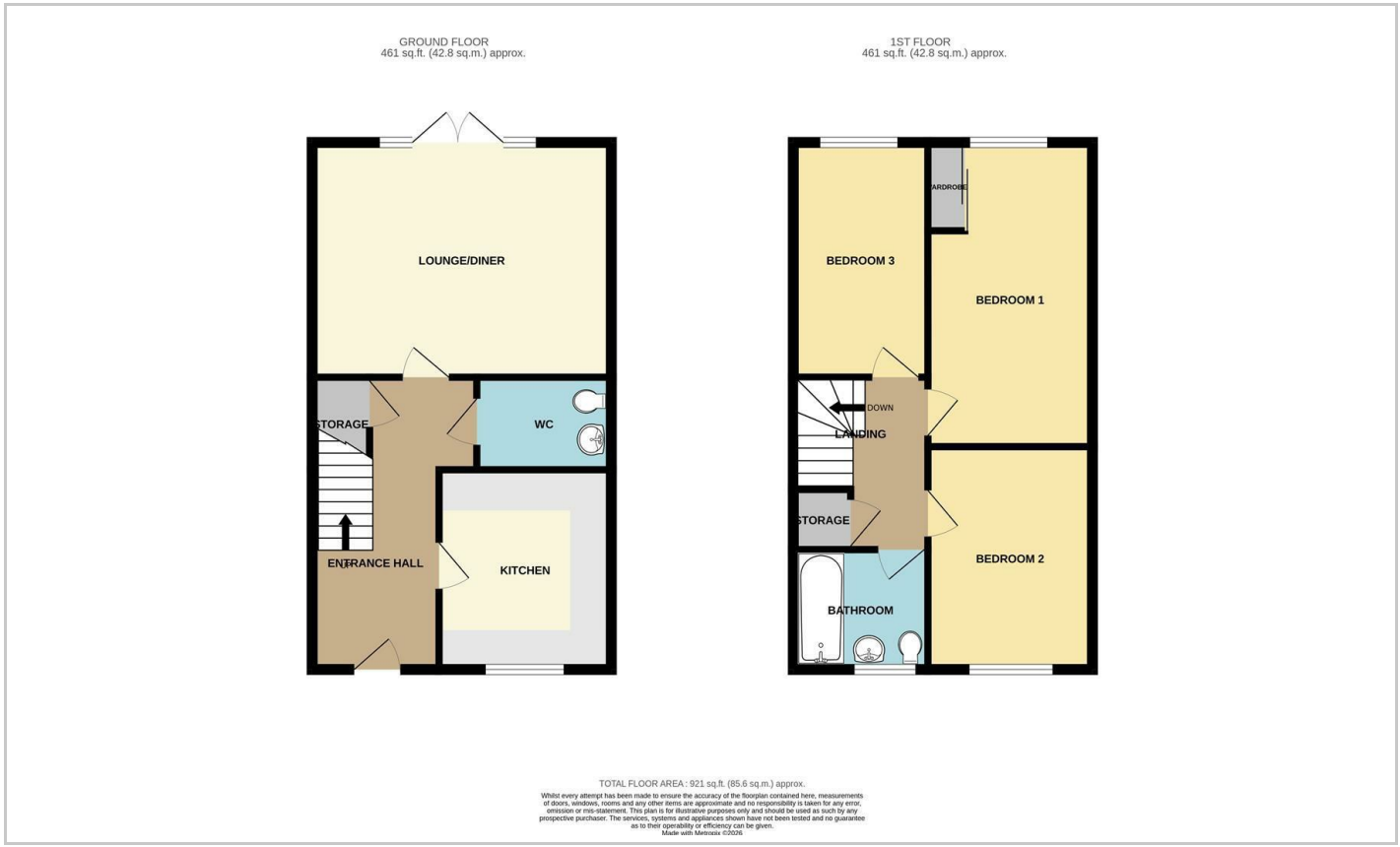




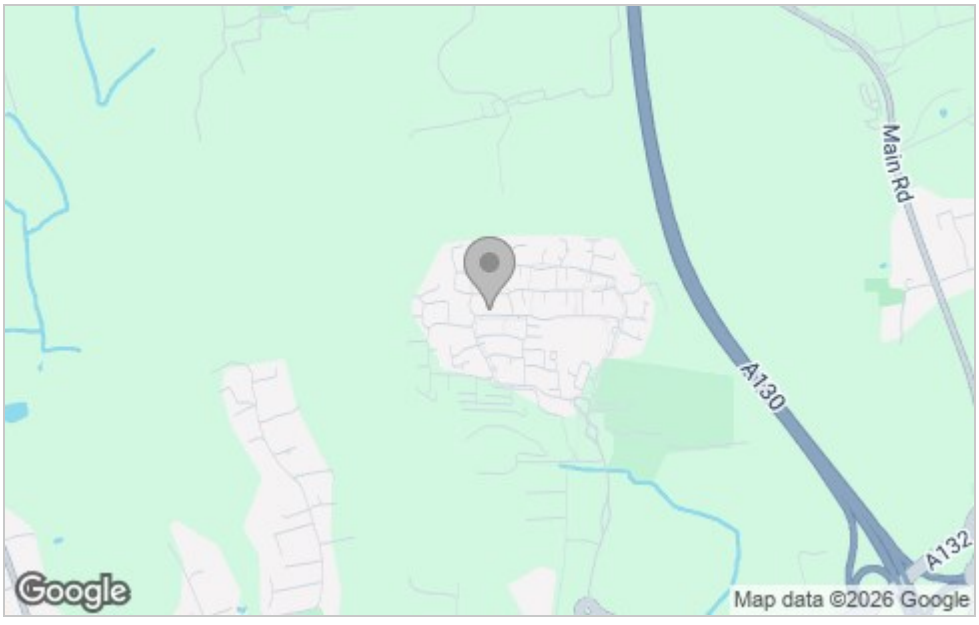

Bath



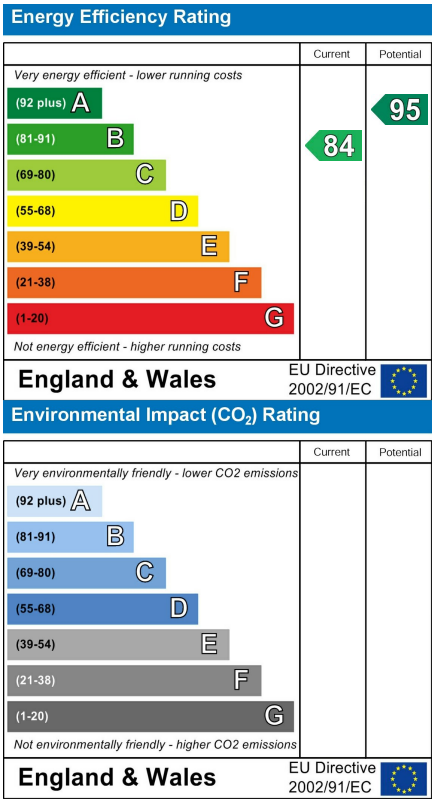
Floor Plan



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.

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/