

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Sandown Road, Wickford
Asking Price £395,000

Cowling & Payne are delighted to bring to the market this well-proportioned three-bedroom semi-detached family home, situated in the popular Shotgate area of Wickford and offering excellent potential.

The ground floor accommodation comprises a welcoming entrance hall, spacious lounge with attractive bay window, separate dining room/study and a modern fitted kitchen. To the rear is a convenient conservatory, providing additional living/dining space and direct access onto the garden.

Upstairs, the property offers three bedrooms, two of which are doubles and one single, together with a family bathroom and an en-suite shower room to the principal bedroom, providing practical and versatile accommodation for a growing family.

Externally, the property benefits from a good-sized rear garden, while to the front there is off-street parking and access to the garage.

With its generous room proportions, well-balanced three-bedroom layout and scope for further enhancement, this property would make an excellent family home and provides an exciting opportunity for buyers looking to add their own personal touch.

Location-wise, the property is situated in the popular Shotgate area, with a range of local shops, amenities and well-regarded schools nearby. There are also local bus routes within easy reach, providing convenient public transport links to Wickford and the surrounding areas.



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	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		
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