bear
Estate Agents

Guide Price £450,000 - £475,000 | Four Bedroom Detached Family Home | Approx. 1,128 sq ft | Generous Lounge/Diner | Large Conservatory | Ground Floor WC | Bathroom & Separate Shower Room | Gardens | Off-Street Parking | Garage | Popular Wickford Location

- Four-bedroom detached family home
- Large lounge and conservatory
- Family bathroom plus separate shower room
- Off-street parking
- Convenient for local schools and amenities
- Approximately 1,128 sq ft / 104.8 sq m
- Ground floor WC
- South facing rear garden
- Garage
- Approximately 1.5 miles from Wickford railway station

# Woodberry Road

## Wickford

**£450,000**

Guide Price

4 2 2

# Woodberry Road

Bear Estate Agents are thrilled to bring to the market this spacious four-bedroom detached family home offering approximately 1,128 sq ft (104.8 sq m) of accommodation, positioned in an established residential area of Wickford.

**Property Description**
The property offers a particularly practical layout for family living, with a generous lounge/diner, well-proportioned kitchen, substantial conservatory and ground floor WC, while the first floor provides four bedrooms together with both a family bathroom and separate shower room.

The accommodation begins with an entrance hall providing access to the principal ground floor rooms, useful built-in storage and the staircase to the first floor.

The lounge/diner is an excellent-sized reception room with space for both comfortable seating and a dining area. Double doors lead directly into the conservatory, creating a natural connection between the main living accommodation and the garden.

Extending across the rear of the property, the conservatory provides a substantial additional reception space. With extensive glazing and direct access outside, it lends itself particularly well to use as a family room, additional dining area or entertaining space.

The kitchen offers a good amount of worktop and storage space arranged across a fitted high-gloss kitchen and breakfast-bar arrangement. A separate ground floor WC and additional storage complete the ground floor accommodation.

Upstairs, the landing gives access to four bedrooms. The master bedroom is a comfortable double, with the remaining rooms providing flexible accommodation for children, guests or those requiring a dedicated home office.

One of the property's particularly useful family features is the provision of both a family bathroom and separate shower room, helping to meet the demands of a larger household. Further built-in storage is also positioned off the landing.

**Outside**
The property benefits from established outside space, including front garden and a south-facing rear garden which wraps around the property.

There is also ample off-street parking and a detached garage, adding further practicality for families and households with multiple vehicles.

The combination of the generous conservatory and surrounding garden space gives the property particularly good potential for indoor/outdoor family living and entertaining.

**Location**
Woodberry Road is situated within the Shotgate area of Wickford, placing the property within reach of local schools, everyday amenities and transport connections.

A selection of 'outstanding' Primary Schools and Beauchamps High School are located within the wider local area, while Wickford town centre provides a range of shops, services and leisure facilities.

For commuters, Wickford railway station is approximately 1.5 miles away, with regular Greater Anglia services towards London Liverpool Street. Road connections also provide access towards the A127, A130 and the wider South Essex road network.

**Summary**
Offering approximately 1,128 sq ft of accommodation, four bedrooms, two first-floor bathing facilities, a generous lounge/diner, substantial conservatory, gardens, parking and garage, this detached home provides versatile accommodation particularly well suited to family living.

Council Tax Band: E (£2624.49)

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**

**Sougt-After Shotgate Location**

**Walking Distance to Shops and Schools**

**1.5 Miles to Wickford Railway Station**

**Entrance Hall**

**Ground Floor WC**

**Lounge/Diner**
18'10 x 10'6

**Kitchen**
18'2 x 9'2

**Conservatory**
16'2 x 17'1

**Bedroom 1**
12'10 x 9'3

**Bedroom 2**
8'8 x 9'1

**Bedroom 3**
6'6 x 9'1

**Bedroom 4**
8'9 x 5'9

**Family Bathroom**
5'8 x 9'2

**Shower Room**

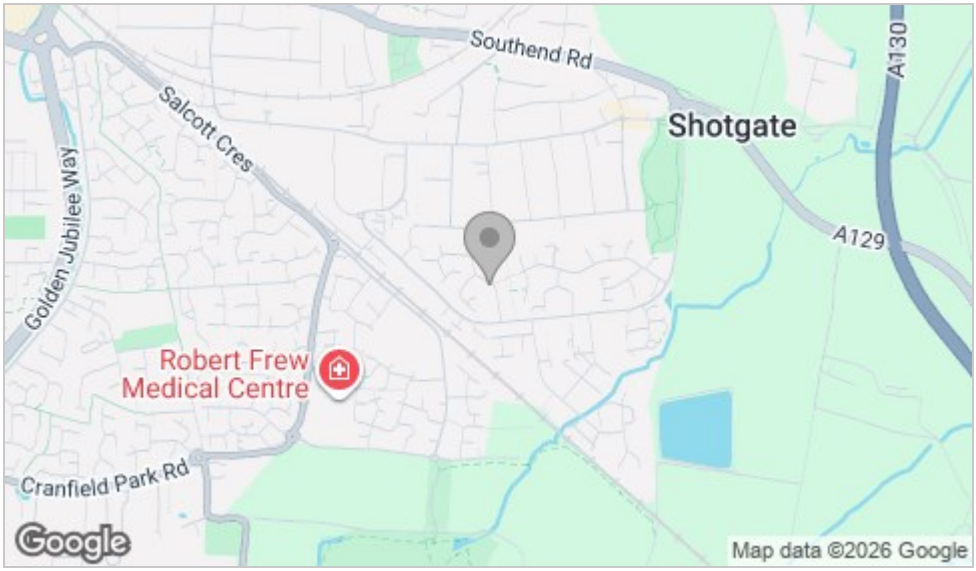
**South Facing Rear Garden**

**Driveway Parking**

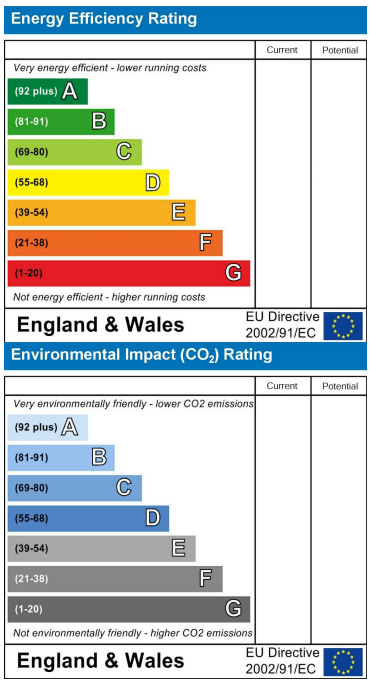
**Detached Garage**

## 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/**