



GUIDE PRICE £400,000 - £425,000. Bear Estate Agents are thrilled to bring to the market, this excellently positioned and extended, THREE bedroom, semi-detached house. Church End Lane is a central road in Runwell, a highly sought after location amongst Wickford. This home is within a short walk of local shops, local 'Outstanding' schools, and major bus routes. Wickford Town Centre is only 0.9 miles away from the home, where a variety of shops, services and food outlets can be found. Wickford Railway Station is also only 0.9 miles away, providing easy access to London Liverpool Street and Stratford on the Greater Anglia service. Finally, the road links from this home are excellent, with the A127, A13, A130, A12 and M25 all a short drive away.

- GUIDE PRICE £400,000 - £425,000
- 0.9 miles to Wickford Railway Station
- Sought After Runwell Location
- Three Generous Bedrooms
- Garage (16'5 x 8'6)
- 0.9 miles to Wickford Town Centre
- Walking distance to local shops and schools
- Two Reception Rooms
- South Facing Rear Garden
- Driveway Parking

Church End Lane

Wickford

£400,000

Guide Price



Church End Lane



The internal layout of this home begins with an inviting entrance hall which sits at the heart of the property, hosting the stairs, and adjoining the key ground floor rooms. The lounge/diner runs from the front to the rear of the home, measuring 25'10 x 11'2 at maximum dimensions. There is a large window overlooking the front and French doors which access the rear garden, both allowing the maximum intake of natural light. The kitchen also overlooks the rear garden, and offers ample cupboard and surface space. The property has been extended on the ground floor, offering a further reception room which can be utilised as a separate dining room or a further sitting room, measuring 18'5 x 8'0.

Upstairs continues to impress, with three generous bedrooms and a family bathroom suite. Bedroom 1 is a comfortable double bedroom which measures 12'9 x 10'10 and bedroom 2 follows closely at 11'11 x 10'10. Bedroom 3 is a small double or large single bedroom, measuring 8'6 x 8'9. The family bathroom is a three-piece suite, comprised of shower over bath, toilet and sink.

The rear garden is a fantastic size, and notably SOUTH FACING, seeing the sun throughout the entire day. To the front of the home is a driveway for three vehicles which leads to an attached garage which measures 16'5 x 8'6.

This home is going to be in high demand due to its positioning, size and other benefits so early viewings are highly recommended. Call us today to organise an appointment!

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 £400,000 - £425,000

0.9 miles to Wickford Town Centre

0.9 miles to Wickford Railway Station

Walking distance to local shops and schools

Fantastic road links and bus routes

Entrance Hall

Lounge/Diner (25'10 x 11'2)

Kitchen (11'10 x 8'4)

Sitting Room (18'5 x 8'0)

Bedroom 1 (12'9 x 10'10)

Bedroom 2 (11'11 x 10'10)

Bedroom 3 (8'6 x 8'4)

Family Bathroom

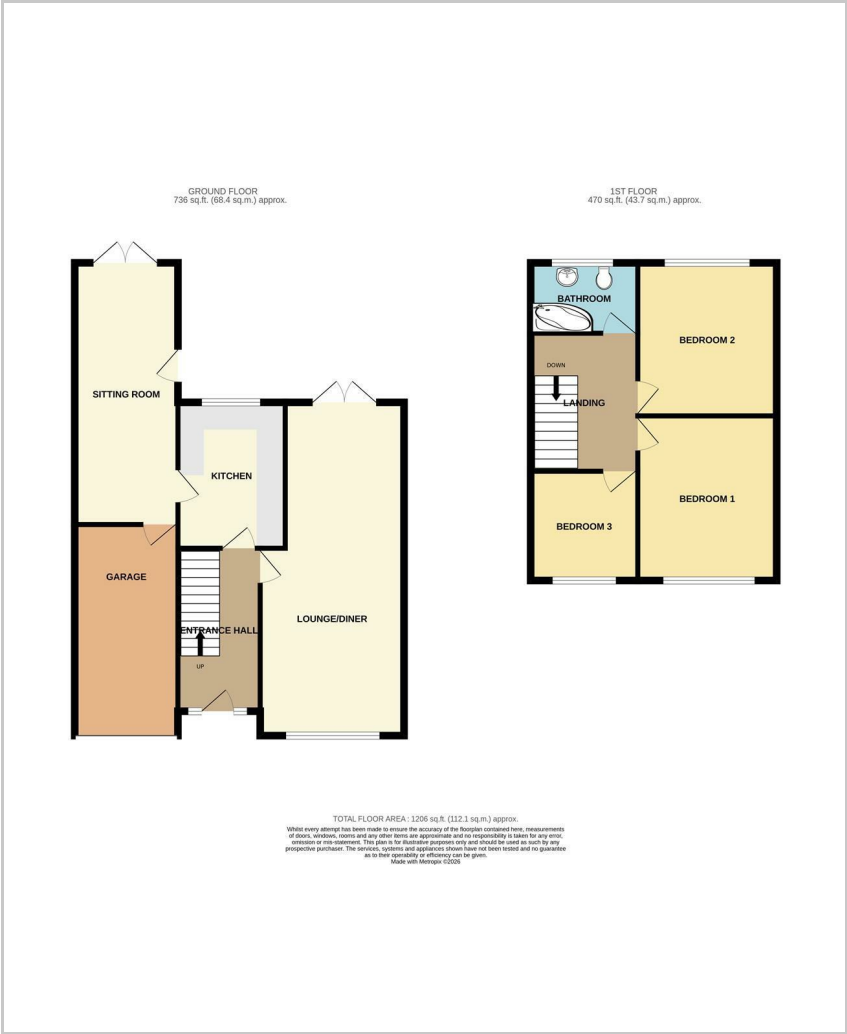
South Facing Rear Garden

Garage (16'5 x 8'6)

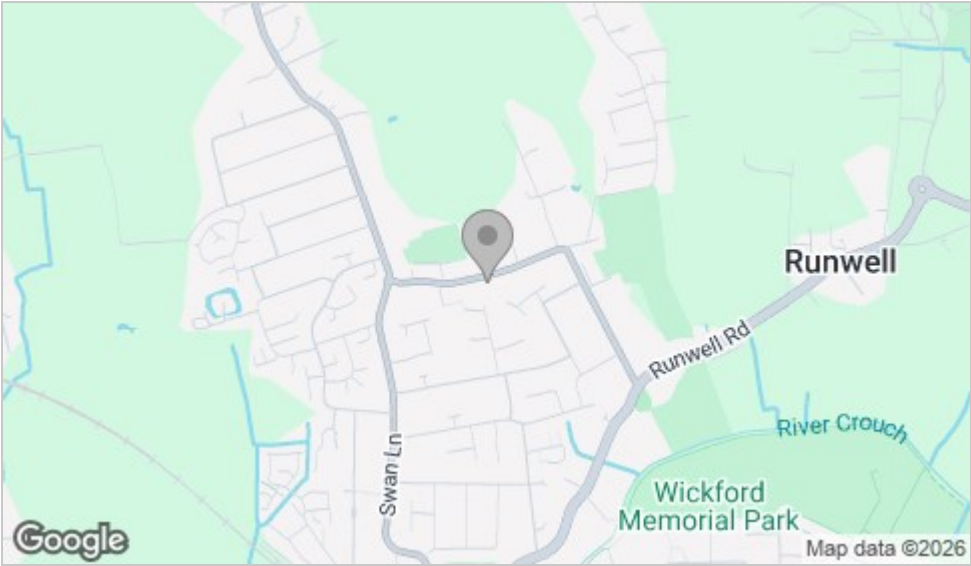
Driveway Parking



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.

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/

Energy Efficiency Graph

