COWLING & PAYNE



# North Weald Close

## Wickford, Essex, SS11 8XP

## Guide Price £550,000

| GUIDE PRICE £550,000 - £575,000 | SPACIOUS FAMILY HOME |

Cowling & Payne are delighted to offer for sale this spacious detached family home, situated within the popular North Weald Close, Wickford. The property offers versatile accommodation throughout.

The ground floor provides a welcoming entrance hall leading to the principal living accommodation, together with a ground floor cloakroom/WC. The modern kitchen is a particular highlight with the benefit of a large breakfast bar, offering a stylish, practical space for modern family living.

The first floor provides three well proportioned bedrooms, together with a beautifully presented 4 piece bathroom featuring a freestanding bath & individual shower. The property also benefits from a versatile loft room, currently used as an additional bedroom, which could alternatively provide an excellent home office, hobby room or teenage retreat, subject to any necessary permissions and regulations.

A particularly appealing feature of this home is the additional accommodation to the side of the property. This versatile space could be utilised as a games room, additional reception room, home office or an additional bedroom. There is also potential, subject to the necessary planning consents and building regulations, to incorporate a kitchen and bathroom, potentially creating more

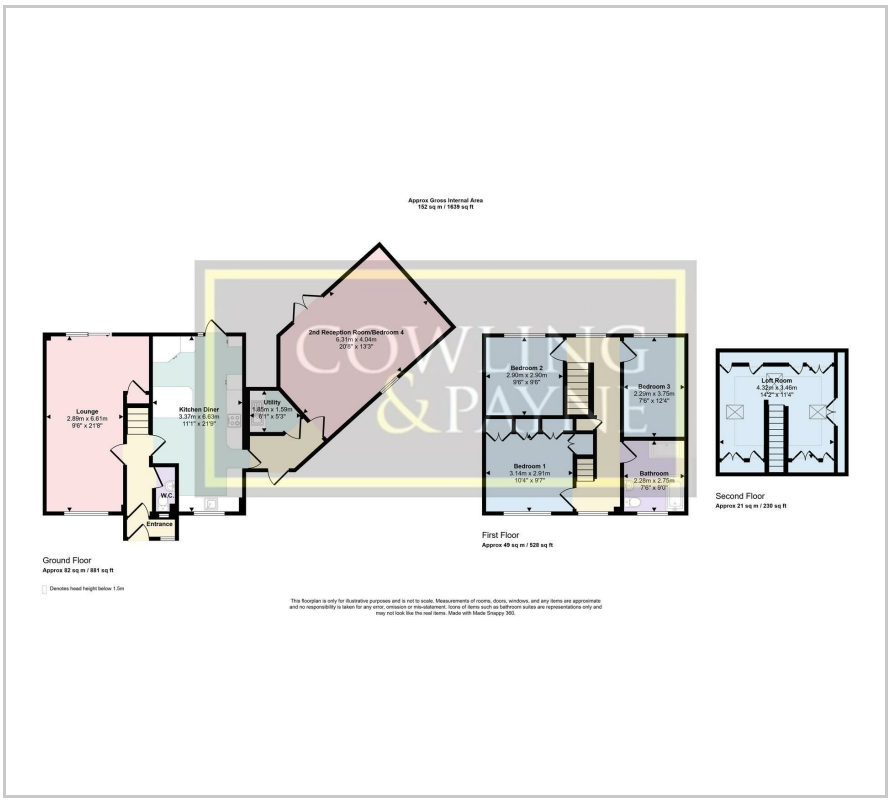
- GUIDE PRICE £550,000 - £575,000
- DETACHED FAMILY HOME
- MODERN FITTED KITCHEN & UTILITY ROOM
- 4 PIECE FAMILY BATHROOM WITH FREESTANDING BATH & SHOWER
- GROUND FLOOR WC
- OFF-STREET PARKING
- GARAGE
- EXTENSION OFFERING A 2ND RECEPTION/BEDROOM
- COUNCIL TAX - E - BASILDON
- EPC - TBC

## Viewing

Please contact our Sales Office on 01268 730707
if you wish to arrange a viewing appointment for this property or require further information.

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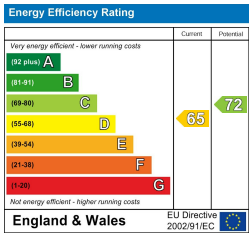
## Floor Plan

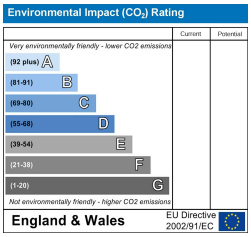



## Area Map




## Energy Efficiency Graph















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