



Bear Estate Agents are understandably enthused to bring to the market, this extensively refurbished FOUR double bedroom family home which is able to boast spacious living throughout, coupled with a breathtaking finish, plus a west-facing rear garden complete with large outbuilding currently acting as home gym/bar/office.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Stunning Kitchen/Diner 25'10 x 10'8
- Possibility For Fifth Bedroom With Minimal Works
- Large Outbuilding 20' x 7'8 Acting As Home Gym/Office
- Walking Distance To Wickford High Street & Station
- Living Area 19'4 x 10'7
- Four Sizeable Bedrooms, Two En Suites Plus Two Dressing Rooms
- West-Facing Landscaped Rear Garden With Side Access
- Driveway Parking For Multiple Vehicles
- Fully & Extensively Refurbished Throughout To Incredible Standard

Belmont Avenue

Wickford

£750,000

Guide Price



Belmont Avenue



Guide Price - £750,000 - £800,000...

Internally, the new owner will be greeted by a striking and spacious entrance hall which is a wonderful 'welcome' to this stunning home. The entrance hall comes complete with ground floor W/C and separate utility room.

The main living area measures an impressive 19'4 x 10'7 and provides the perfect environment in which to both entertain and relax. The living area comes with media wall which becomes the focal point of the room.

Worthy of special mention is the incredible kitchen come diner which measures a generous 25'10 x 10'8. The kitchen come diner opens onto and into the living area with both rooms interacting with one another perfectly. The kitchen itself is a 'Nolte German Bespoke' fitted kitchen complete with a wealth of both storage space and worktop space. There are 'Quartz' worktops, a 'quooker tap', soap dispenser and stained antique splashback. A notable feature is the large island which is central to the room. There are 'Bi-Fold' doors off of the kitchen into the garden which bring the outdoors indoor and vice versa, another fine feature within itself.

The first floor commences the landing area which allows access to three double bedrooms, family bathroom suite and ensuite off of bedroom two.

Bedroom two measures 12'6 x 10'11 complete with dressing area and en suite, bedroom three measures 13'8 x 11'2 whilst bedroom four measures 12'10 x 8'. All of the first floor bedrooms are sizeable double bedrooms which is a rare feature.

The family bathroom suite completes the first floor, measuring 8'8 x 4'4.

The second floor plays host to the master bedroom which measures 16'8 x 12'1, complete with large walk-in wardrobe/dressing room which measures a further 9' x 8'. The en suite to the master bedroom is off of the dressing area and measures a further 7'8 x 5'4.

If the new owner required a fifth bedroom, the erection of a small stud wall between the master bedroom and the dressing room would create a fifth bedroom as there is already access to the dressing room from the second floor landing. This is a great illustration of the versatility that this home is able to offer.

Externally there is a landscaped west-facing rear garden complete with 'Indian Sandstone' patio and an area of astroturf. There is a large outbuilding within the garden, complete with Bi-Fold doors, the outbuilding currently acts as a home gym/office but could be utilised to suit the new owners requirements. The outbuilding measures 20' x 7'8. There is side access to the garden which leads out to the front, the front offers driveway parking for multiple vehicles.

Situated within walking distance of Wickford High Street and Wickford Station the location offers something for all of the family and for those of all ages.

Internal viewings come strongly recommended so that one can appreciate first hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as one could hope for.

Freehold.
Council Tax Band E.
Amount £2,624.49.

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.

Frontage

Entrance Hallway

Lounge

19'04 x 10'07

Kitchen/Diner

25'10 x 10'08

Utility Room

9'07 x 7'09

Downstairs WC

5'09 x 4'

First Floor Landing

Bedroom One

16'08 x 12'01

En-Suite

9'05 x 7'

Bedroom Two

12'06 x 10'11

Bedroom Three

13'08 x 11'02

Bedroom Four

12'10 x 8'

Bedroom Five

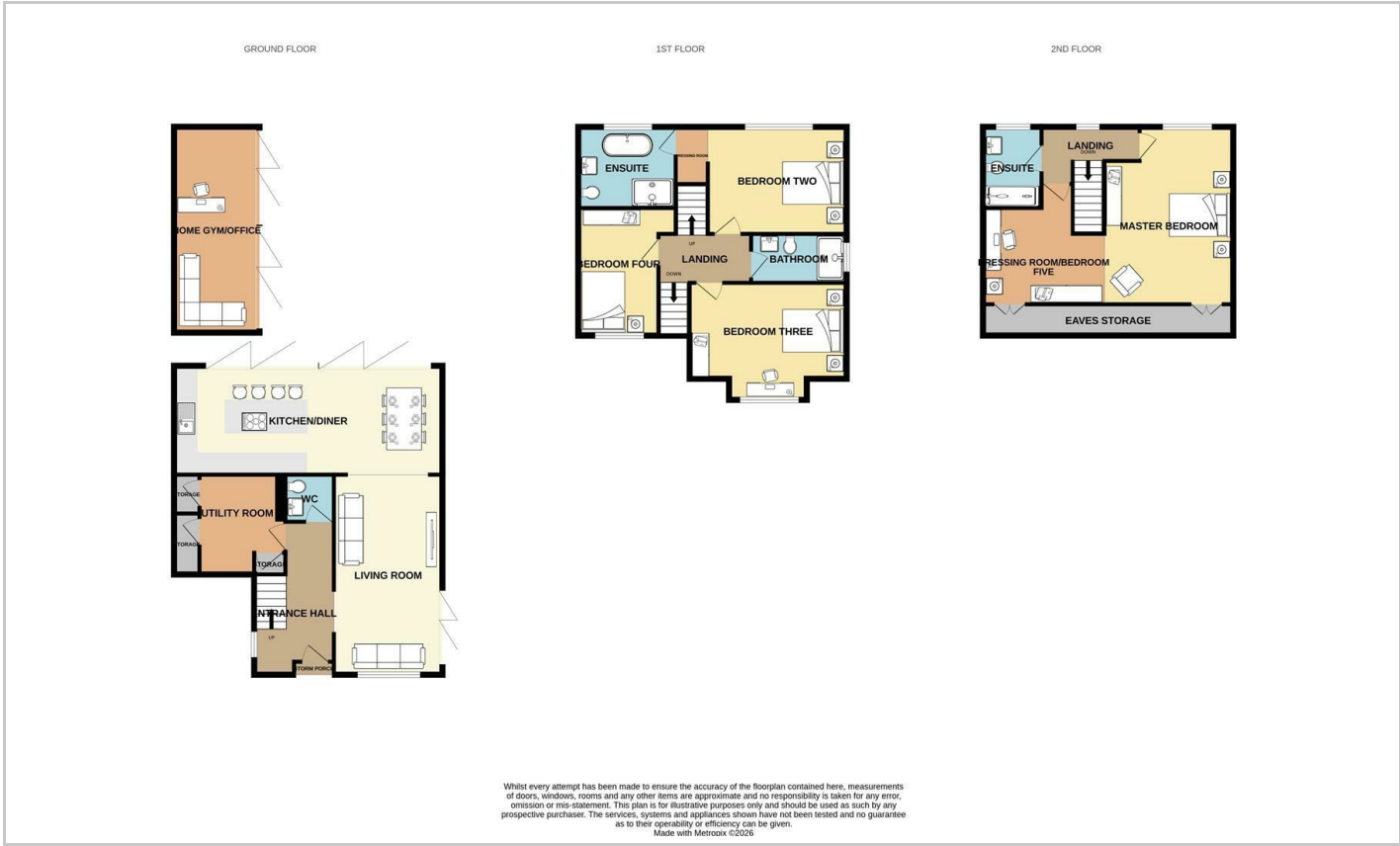
9' x 8'

Upstairs Shower Room

7'08 x 5'04



Floor Plan



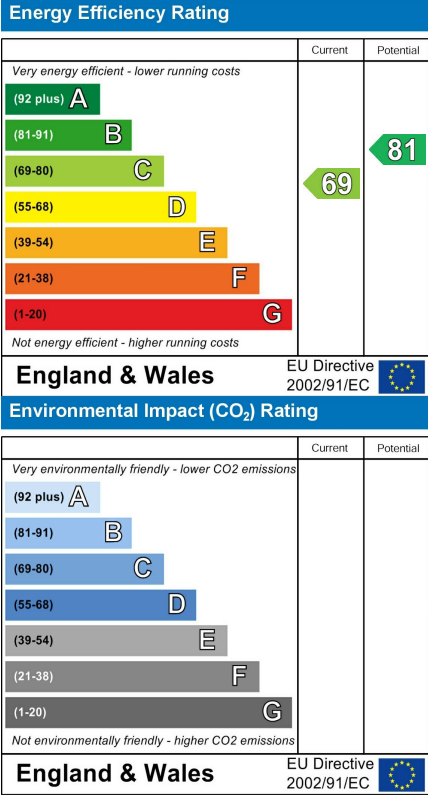
Area Map



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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/