



**Guide Price**  
**£380,000**

**Freehold**

3x  1x  1x 

**Charlotte Avenue,  
Wickford, Essex, SS12**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Being agreed chain free
- Ideal family home
- Sought after location
- Local schools are under a mile away
- Short stroll through Riverside Walk into town centre and Wickford train station

## Accommodation

### GROUND FLOOR

Entrance Hallway: 11'1" x 6'1" (3.38m x 1.86m)

Lounge/Diner: 23'1" x 12'3" (7.04m x 3.74m)

Kitchen: 11'1" x 5'0" (3.38m x 1.53m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1" x 9'1" (3.69m x 2.77m)

Bedroom 2: 11'1" x 7'0" (3.38m x 2.14m)

Bedroom 3: 9'1" x 7'1" (2.77m x 2.16m)

Bathroom

### OUTSIDE

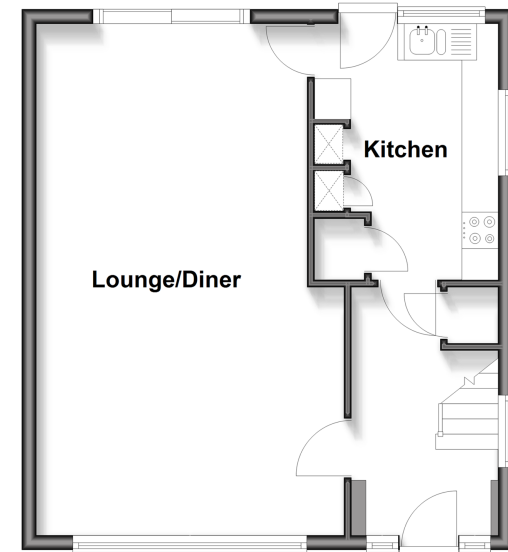
Driveway Parking

Rear Garden

Front Garden

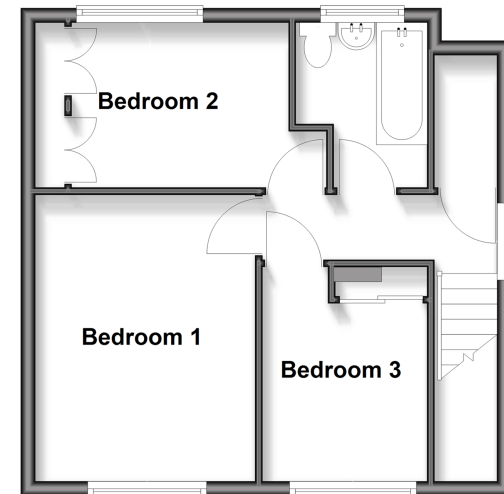
## Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



**Call Wickford - 01268 561287 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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