COWLING & PAYNE

Croot Place

Runwell, Wickford, SS11 7LB

Offers In The Region Of £367,500

A well presented semi-detached home, located in the sought-after St. Luke's Park development. Built by Countryside in 2019 with 3 years remaining on NHBC warranty.

Ground Floor
- Entrance hall
- WC
- Open-plan kitchen/dining/living space: 4.26m x 8.56m (14'0" x 28'1")

First Floor
- Bedroom 1: 4.32m x 3.20m (14'2" x 10'6")
- Bedroom 2: 4.25m x 3.09m (13'11" x 10'2")
- Bathroom: 1.92m x 2.09m (6'4" x 6'10")

Externally
- Generous size rear garden, laid to lawn with patio areas
- Car port/driveway providing off-street parking for 2–3 vehicles

Situated within the sought after St. Luke's Park estate, the property benefits from a well-regarded residential setting with convenient access to local amenities, schools, and surrounding green

- SITUATED ON THE POPULAR ST LUKES PARK DEVELOPMENT
- OFFERS IN REGION OF £367,500
- TWO BEDROOM SEMI DETACHED
- NEARBY TO LOCAL SHOPS/CAFES & SURROUNDED BY GREEN SPACES
- OFF STREET PARKING (CAR PORT)
- LOCAL SCHOOL SITUATED ON THE ESTATE
- MODERN PROPERTY WITH 3 YEARS NHBC WARRANTY REMAINING
- OPEN PLANNED LIVING
- COUNCIL TAX BAND D - CHELMSFORD
- EPC - B

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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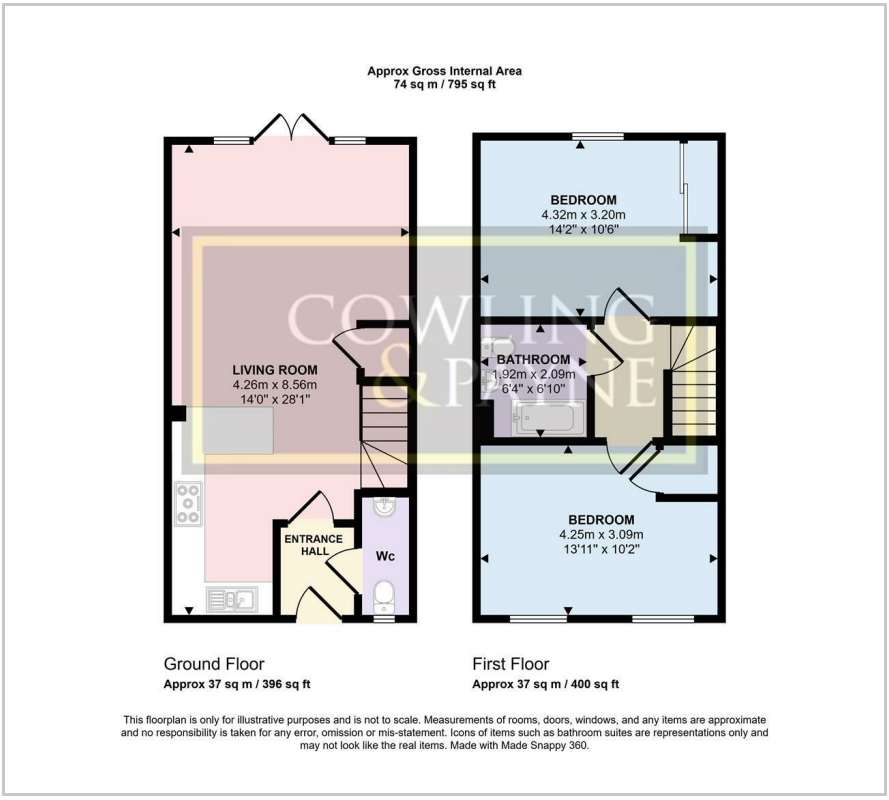
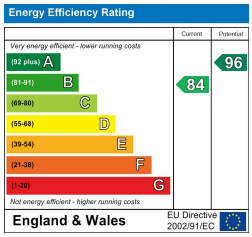
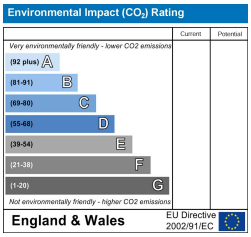
Floor Plan



Area Map

Energy Efficiency Graph





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