



## SWAN LANE

RUNWELL, WICKFORD, SS11 7DE

**GUIDE PRICE £475,000**

\*\* DECEPTIVELY SPACIOUS & EXTENDED FOUR BEDROOM HOUSE IS SITUATED ON A POPULAR RESIDENTIAL ROAD WITHIN RUNWELL - STUNNING DOWNSTAIRS SPACES, 100ft REAR GARDEN ALONG WITH AMPLE PARKING & GARAGE - GUIDE PRICE £475,000-£495,000 \*\*

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# SWAN LANE

- Deceptively spacious and extended house
- Four bedrooms
- Reception hallway/office & luxury ground floor shower room/WC
- Two reception rooms including a wonderful dining room with utility area
- Fitted kitchen
- Family bathroom/WC to the first floor
- Double glazed and gas central heating
- 100ft rear garden & large outbuilding offering a multitude of different uses
- Large independent driveway & garage
- Within easy reach of major rail links, Wickford High street & reputable schools



RP&C Estate Agents are delighted to bring to the market this deceptively spacious and extended four bedroom family home, ideally situated within the ever-popular Runwell area of Wickford.

Occupying a generous plot along the sought-after Swan Lane, this impressive property offers versatile accommodation throughout and is perfectly suited to growing families seeking both space and convenience.

Upon entering, you are welcomed via an entrance porch leading into a fabulous reception hallway/home office area, creating an immediate sense of space and flexibility. The ground floor further benefits from two well-proportioned reception rooms, including a wonderful dining room extension ideal for entertaining and family gatherings, complemented by a useful utility area and access to a luxury guest shower room/WC. The fitted kitchen offers ample storage and workspace, whilst the overall layout provides excellent potential for modern family living.

To the first floor, the property boasts four bedrooms together with a family bathroom/WC.

Additional features include double glazing, gas central heating, and a beautifully mature rear garden extending to approximately 100ft in depth, offering a wonderful outdoor retreat with a substantial outbuilding to the rear providing excellent storage,

workshop potential or possible home gym/office space.

To the front, the property enjoys generous off-street parking for at least four large vehicles.

Ideally positioned for convenient access to Wickford High Street, local shops, supermarkets, restaurants and leisure facilities, the property is also within easy reach of Wickford Railway Station, offering direct links into London Liverpool Street, making it ideal for commuters. Excellent local schooling options are nearby, including Runwell Community Primary School, Wickford Primary School and Beauchamps High School.

An internal viewing is highly recommended to fully appreciate the size, presentation and superb location this fantastic family home has to offer.

**Entrance Porch 9'2 x 3'4**

**Reception Hallway/Office 12'5 x 9'6**

**Lounge 17'8 x 10'3**

**Dining Room 17' > 13'3 x 11'3**

**Guest Shower Room/WC 7'7 x 3'1**

**Kitchen 18'6 x 8'2**

**First Floor Landing**

**Bedroom One 13'5 x 8'9**

Double glazed window to the rear overlooking the garden.

**Bedroom Two 12'3 > 9'7 x 8'9**

Double glazed window to the rear overlooking the garden.

**Bedroom Three 12'4 x 6'2****Bedroom Four 8'2 x 7'10****Family Bathroom/WC 7'9 x 5'4****Rear Garden**

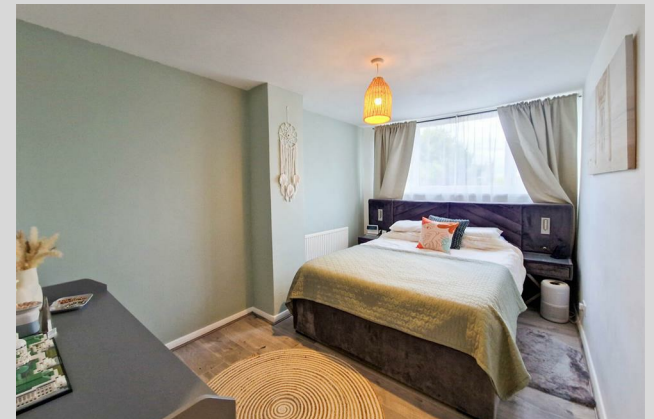
The garden measures some 100ft in length.

Commencing with a large hardstanding patio, side access and outside tap. The remainder is generously laid to lawn with a large outbuilding to remain to the rear of the plot. Fencing to all boundaries with concrete posts.

**Frontage**

A large and independent driveway provides parking for at least four cars.

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## ADDITIONAL INFORMATION

**Local Authority** – Basildon

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1237.84 sq ft

**Tenure** –



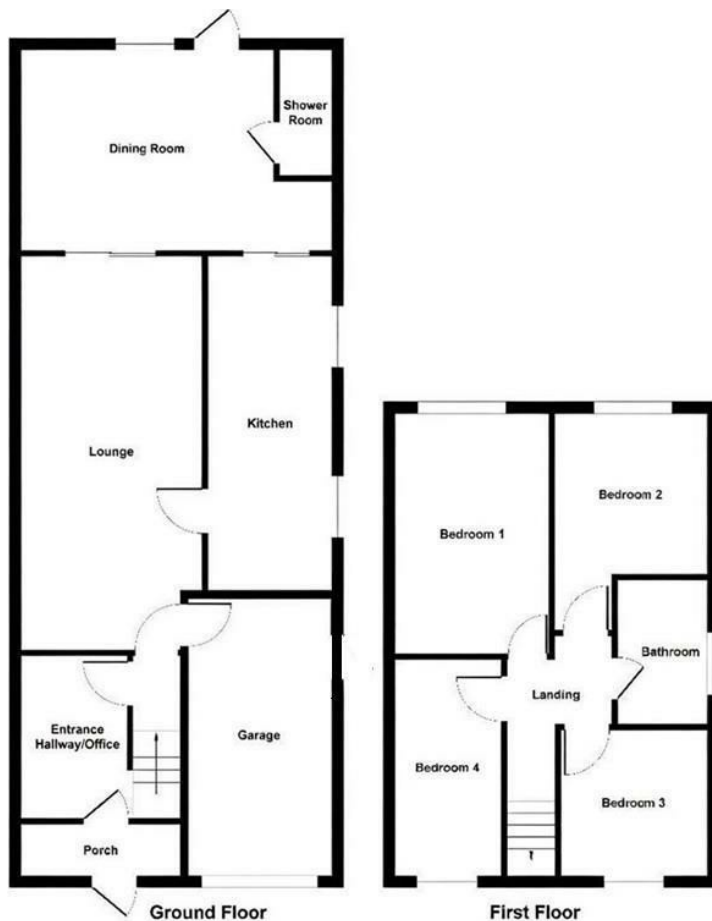


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
info@rpcestateagents.co.uk  
www.rpcestateagents.co.uk

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