



Guide Price
£475,000

Freehold

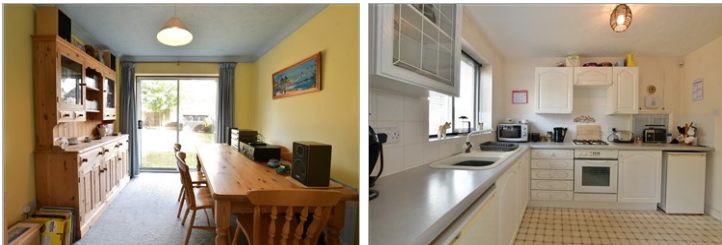
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**Grange Avenue,
Wickford, Essex, SS12**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Ample off street parking
- En-suite shower room
- popular tree lined avenue
- Bromfords School within walking distance
- Fantastic potential throughout offering further scope to extend STPP

Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 16'8 x 11'7 (5.08m x 3.53m)

Dining Room: 10'4 x 10'2 (3.15m x 3.10m)

Kitchen: 10'2 x 8'4 (3.10m x 2.54m)

Utility Room: 7'8 x 4'8 (2.34m x 1.42m)

FIRST FLOOR

Landing

Bedroom 1 : 13'10 x 11'7 (4.22m x 3.53m)

En-Suite Shower Room

Bedroom 2: 11'1 x 8'1 (3.38m x 2.47m)

Bedroom 3: 11'2 x 7'6 (3.41m x 2.29m)

Bedroom 4: 11'7 x 7'10 (3.53m x 2.39m)

Bathroom

OUTSIDE

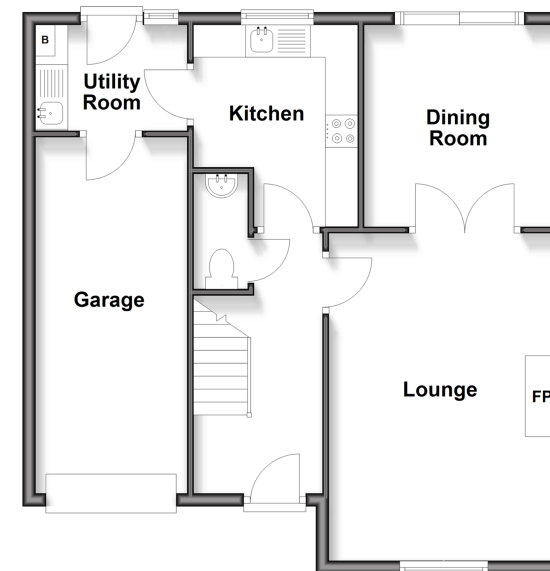
Garage

Off Street Parking

Rear Garden

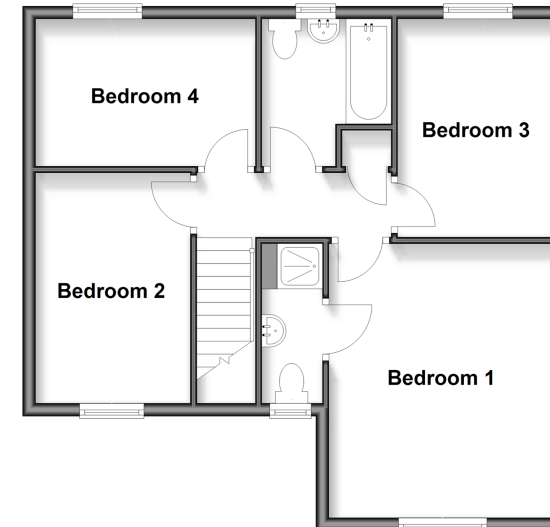
Ground Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Call Wickford - 01268 561287 ■ 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 50% less, by purchasing a Lifetime Lease.



53413200/20251025/RP/AH