



Roding Way, Wickford SS12 9BB



welcome to

Roding Way, Wickford

CONVENIENT STATION ACCESS close to the heart of Wickford, this well-presented home is WITHIN EASY REACH OF LOCAL SCHOOLS and a wealth of other amenities, and boasts GARAGE & DRIVEWAY as well as WELL-PROPRTIONED SOUTH WEST FACING REAR GARDEN.



Entrance Porch

Covered porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Cloakroom

Double glazed UPVC window to front, white suite comprising low level WC and hand basin.

Kitchen

Double glazed UPVC window to front, fitted kitchen comprising of one single sink set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with extractor over, space for further appliances.

Lounge

Double glazed UPVC window to rear, door to garden, radiator.

First Floor**Landing**

Storage over stairs, doors to :-

Bedroom One

Double glazed UPVC window to rear, radiator.

Bedroom Two

Double glazed UPVC window to front, radiator.

Bedroom Three

Double glazed UPVC window overlooking the garden, radiator.

Bathroom

Double glazed UPVC window, suite comprising panel bath with shower over, low level WC and vanity basin, fully tiled walls.

Outside**Front**

Laid to lawn with mature shrubs, retained by low fence and brick wall. Gated side access to :-

Rear Garden

Enclosed by panel fence, laid to lawn with various mature shrub beds, shed to remain.

Garage

Single garage with up and over door, driveway in front for two cars, with fitted alarm.



view this property online williamhbrown.co.uk/Property/MLN104731



welcome to

Roding Way, Wickford

- Garage & Driveway
- Cloakroom
- Close to Wickford Station
- Landscaped Garden
- South West Facing Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104731



Property Ref:
MLN104731 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk