

**To arrange a viewing contact us
today on 01268 777400**



Church End Lane, Wickford £400,000

Full of charm and character, this attractive three-bedroom cottage-style semi-detached home offers exceptionally versatile and spacious accommodation, ideal for families, professionals, or those seeking adaptable living space.

The ground floor provides three reception rooms, allowing the property to easily function as a four-bedroom home if required. A cosy lounge features a character fireplace, creating a warm and inviting space to relax, and flows seamlessly through to a generous galley-style kitchen/diner, perfect for everyday family life and entertaining. The additional ground-floor reception room is highly versatile and could be used as a playroom, dining room, home office, or ground-floor bedroom, depending on individual needs.

To the rear, the property benefits from a ground-floor WC, a separate utility room, and an additional room currently used for storage, offering excellent potential as a home office or hobby room.

Upstairs, the accommodation comprises two spacious double bedrooms, a large single bedroom (or small double), and a family bathroom, all well proportioned and filled with natural light.

Externally, the home continues to impress with two garden areas, wrapping generously around the property and providing excellent outdoor space for relaxing, entertaining, or family use. To the front, a substantial garden enhances the cottage feel and offers off-street parking for up to three vehicles.

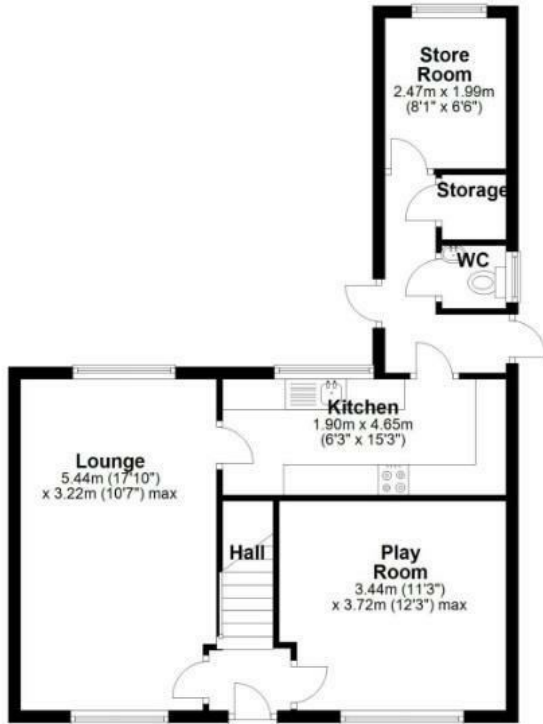
Ideally positioned within close proximity to well-regarded local schools, shops, amenities, and green spaces, the property is also perfectly located for scenic walks and dog walking, making it an excellent choice for families and pet owners alike.

A charming and flexible home in a highly convenient location — early viewing is strongly recommended.

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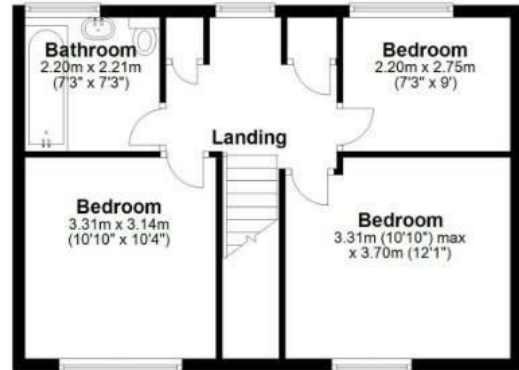
Ground Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



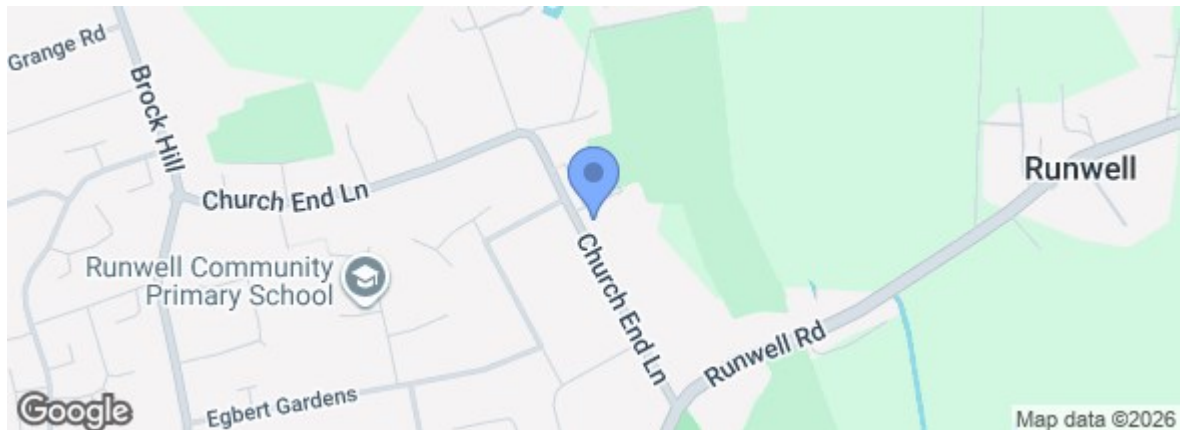
Total area: approx. 99.8 sq. metres (1074.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Church End Lane, Runwell

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		57	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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