

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



## **Belmont Avenue, Wickford Guide price £450,000**

**\*\* Planning Permission Approved \*\*** Aspire Estate Agents are pleased to present this deceptively spacious 4-bedroom detached property, situated on the London Road side of Wickford with easy access to the town centre and station. This home offers generous family accommodation, including an 18' x 15'8 lounge, an 18'1 x 14' dining/sitting room, a 16'10 x 8'8 conservatory, a refitted 15'8 x 9' kitchen, and an 8'6 x 5'5 utility room. Upstairs, there are four bedrooms, a refitted bathroom, and a ground floor cloakroom. Additional features include an attached 18'9 garage and a westerly rear garden.

## **Entrance Hallway**

## **Downstairs WC**

## **Lounge**

17'97 x 15'97 (5.18m x 4.57m)

## **Dinning Room**

17'97 x 14'00 (5.18m x 4.27m)

## **Conservatory**

16'79 x 8'69 (4.88m x 2.44m)

## **Kitchen**

13'71 x 9'51 (3.96m x 2.74m )

## **Utility Room**

8'53 x 5'41 (2.44m x 1.52m )

## **Garage**

18'70 x 8'53 (5.49m x 2.44m )

## **Landing**

## **Master Bedroom**

11'05 x 11'02 (3.48m x 3.40m )

## **Bedroom Two**

11'94 x 10'95 (3.35m x 3.05m )

## **Bedroom Three**

11'94 x 9'48 (3.35m x 2.74m )

## **Bedroom Four**

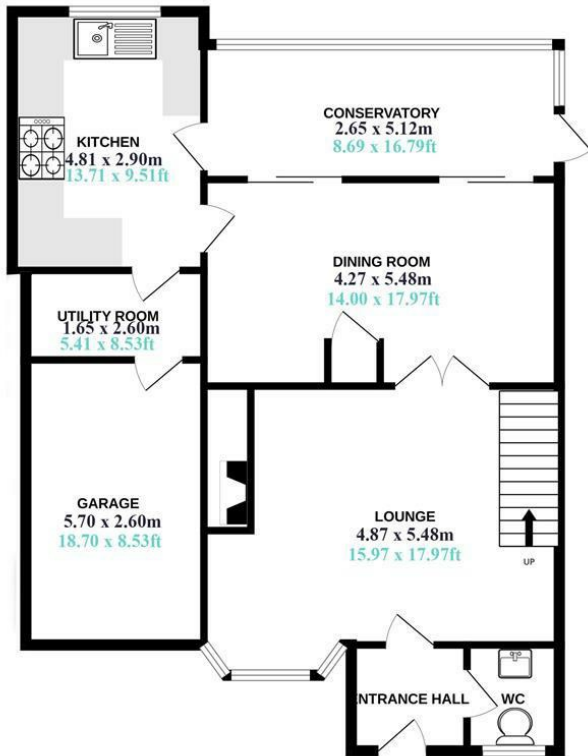
11'02 x 6'69 (3.40m x 1.83m)

## **Bathroom**

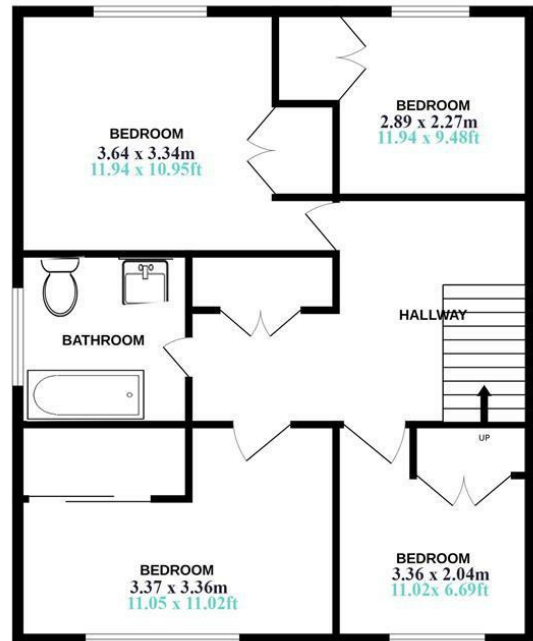
## **Rear Garden / Driveway**



GROUND FLOOR



1ST FLOOR

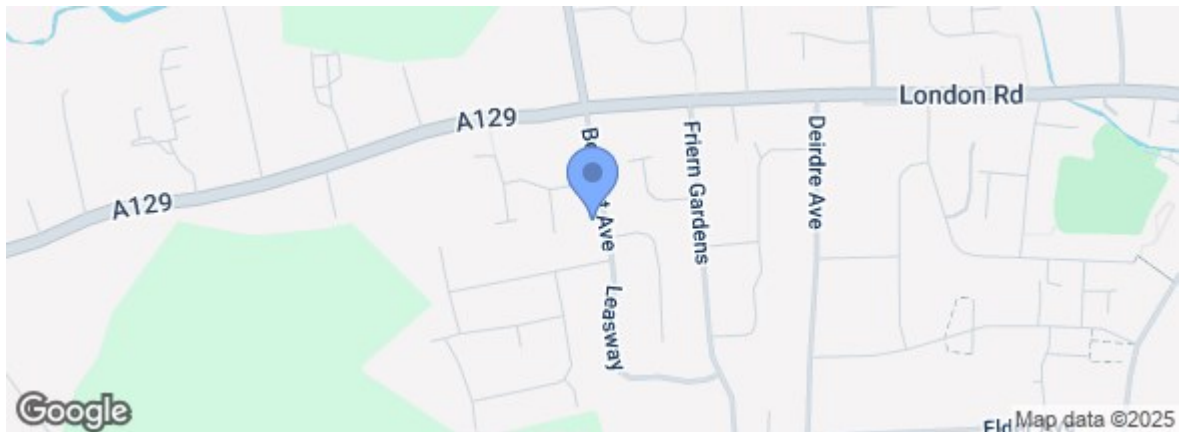


# ASPIRE

ESTATE AGENTS

## Belmont Avenue Wickford, SS12 OHP

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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.