bear
Estate Agents



GUIDE PRICE £310,000 - £325,000. Two Bedroom Coach House | Built in 2020 | Modern Open-Plan Living | Garage | Balcony | Approx. 1,006 sq. ft. Total Floor Area

- Two-bedroom coach house
- Spacious open-plan living room and kitchen
- Master bedroom with wardrobe space
- Garage and parking
- Private ground-floor entrance and entrance hall
- Approx. 1,006 sq. ft. total floor area
- Private balcony
- Three-piece bathroom suite
- Local shop and primary school
- Popular St. Lukes Park Development

Liberty Way

Wickford

£310,000
Guide Price

2 1 1

Liberty Way





Bear Estate Agents are thrilled to bring to the market this well-proportioned two-bedroom coach house situated on Liberty Way in Runwell, offering spacious first-floor accommodation together with its own entrance, garage and private balcony.

Situated within the popular St Luke's Park development in Runwell, the property enjoys a modern residential setting surrounded by established green space and parkland, while remaining conveniently placed for Wickford and the wider surrounding area. St Luke's Park has its own neighbourhood facilities, including a Co-op, café and St Luke's Park Primary School, which is located on Liberty Way itself. Regular bus services from the development provide connections towards Wickford, Chelmsford, Basildon and Broomfield Hospital, while Wickford town centre and railway station are also within easy reach, making the location particularly convenient for commuters and families alike.

The property is arranged over two levels and extends to approximately 1,006 sq. ft. (93.4 sq. m.) in total, including a substantial ground-floor garage.

A private entrance on the ground floor opens into the entrance hall, with stairs rising to the main living accommodation. The garage occupies the majority of the ground floor and provides excellent parking and storage space.

Upstairs, the property opens into a particularly generous open-plan living room and kitchen, creating a bright and versatile space for relaxing, dining and entertaining. Doors from the living area lead onto a private balcony, providing a welcome outdoor space.

There are two bedrooms, including a larger master bedroom with fitted wardrobe space, together with a well-appointed bathroom. A useful separate storage cupboard off the main living area adds further practicality.

The combination of generous accommodation, garage, balcony and a highly practical layout makes this an appealing home for first-time buyers, couples, downsizers or investors. Viewing comes highly recommended to see all of the benefits first hand!

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

GUIDE PRICE £310,000 - £325,000

Popular St. Lukes Development

Walking Distance to Local Shops and Schools

Bus Service into Wickford High Street

Entrance Hall

Lounge/Kitchen/Diner (19'11 x 17'2)

Private Balcony

Bedroom 1 (19'11 x 9'2)

Bedroom 2 (9'0 x 9'5)

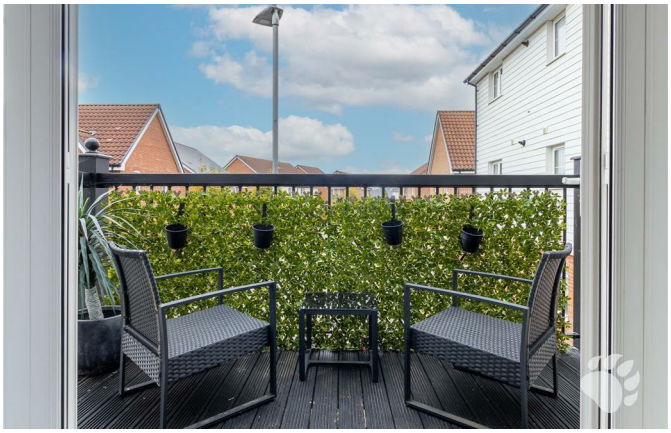
Three-Piece Bathroom Suite

Ample Storage

Garage

Parking











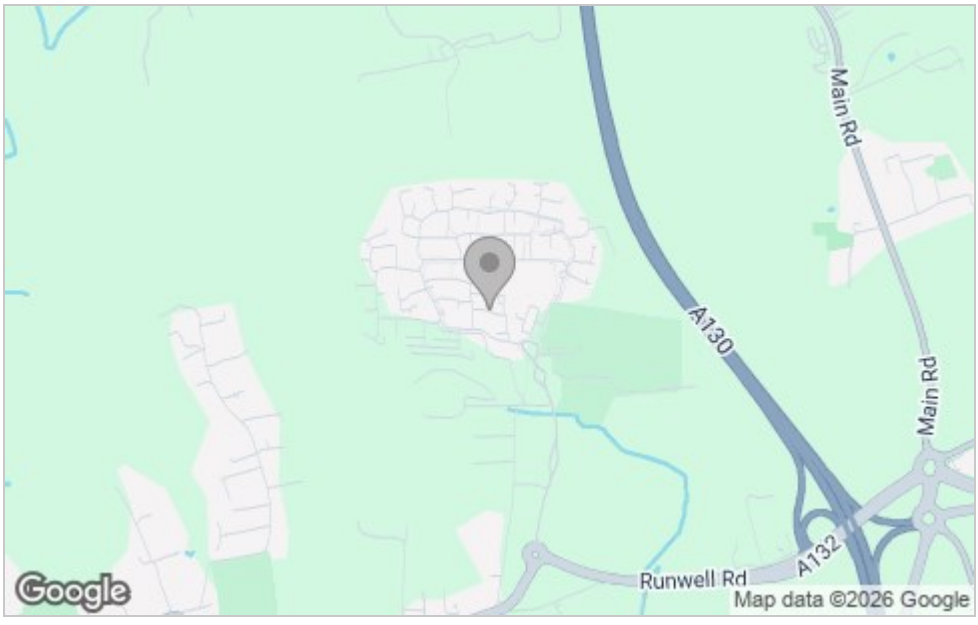




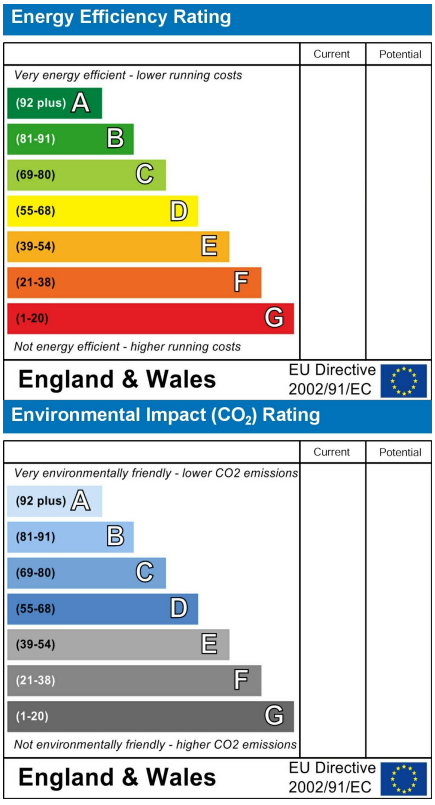
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

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