



NO ONWARD CHAIN! GUIDE PRICE £425,000 - £450,000! Bear Estate Agents are thrilled to bring to the market this highly spacious and well positioned, THREE bedroom, DETACHED bungalow. Highcliffe Road is situated amongst a desirable series of roads, within walking distance of local shops (Tesco parade, Southend Road), local 'Outstanding' schools, bus routes and the wildly popular Memorial Park. Wickford High Street is only 1 mile from the home and offers a diverse range of shops, services and food outlets to be enjoyed. Just off of the High Street is Wickford Railway Station which connects to Stratford and London Liverpool Street in 35 and 40 minutes respectively. Finally, the road links from Wickford are fantastic with the A127, A13 and A130 all reachable in minutes!

- NO ONWARD CHAIN!
- Walking Distance to Shops, Schools and Bus Routes
- 1.1 Miles to Wickford Railway Station
- Three Great Sized Bedrooms
- Garage (15'7 x 7'11)
- GUIDE PRICE £425,000 - £450,000
- 1 Mile to Wickford High Street
- Living Room (16'8 x 11'9) max
- Large Rear Garden
- Driveway for Multiple Vehicles

## Highcliffe Road

Wickford

**£425,000**

Guide Price



# Highcliffe Road



The layout of this home begins with an entrance hall which sits at the heart of the property and adjoins all bedrooms, the family bathroom and the living room. To the front of the bungalow are Bedrooms 1 and 3, which measure 11'11 x 10'10 and 8'0 x 8'7 respectively. Both of these bedrooms can fit a double bed and accompanying furniture. Bedroom 2 measures 10'1 x 11'0 and boasts a delightful bay window. The family bathroom is a three-piece suite comprised of walk-in shower, toilet and sink.

The living quarters are situated at the rear of the home, beginning with the lounge which measures 16'8 x 11'9 at maximum dimensions and benefits from a huge window which overlooks the rear garden and floods the room with natural light. The kitchen is adjoined and measures 12'10 x 7'9, benefitting from an abundance of cupboard and surface space and offering a door into the rear garden. There is huge potential to extend across the back, largening these rooms, and the garden is large enough that it wouldn't feel like you're sacrificing outdoor space.

The garden is a great size and unoverlooked, benefitting from bungalows on each side and to the rear of the garden. To the front of the home is a large driveway which leads to a garage, measuring 15'7 x 7'11. There is also potential for extra parking to the front of the bungalow for those that need it.

This bungalow is a blank canvas and is there to be turned into a style of your choice. Homes of this nature, in an area like this sell very quickly so we recommend viewing at the earliest opportunity.

Council Tax Band: D (£2147.31)

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**NO ONWARD CHAIN!**

**GUIDE PRICE £425,000 - £450,000**

**Walking Distance to Shops, Schools and Bus Routes**

**1 Mile to Wickford High Street**

**1.1 Miles to Wickford Railway Station**

**Entrance Hall**

**Living Room (16'8 x 11'9) max**

**Kitchen (12'10 x 7'9)**

**Bedroom 1 (11'11 x 10'10)**

**Bedroom 2 (10'1 x 11'0)**

**Bedroom 3 (8'0 x 8'7)**

**Family Bathroom Suite**

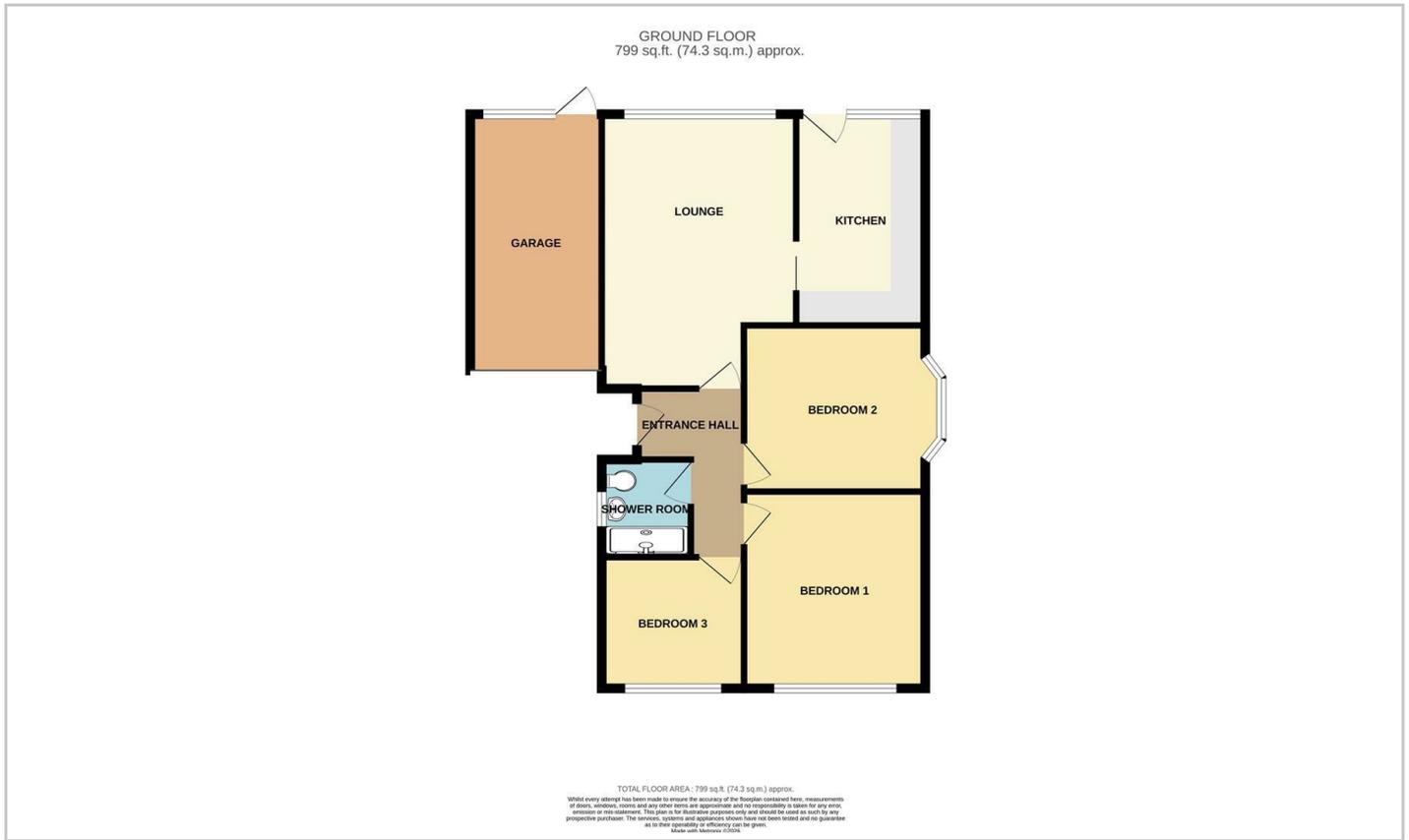
**Large Rear Garden**

**Garage (15'7 x 7'11)**

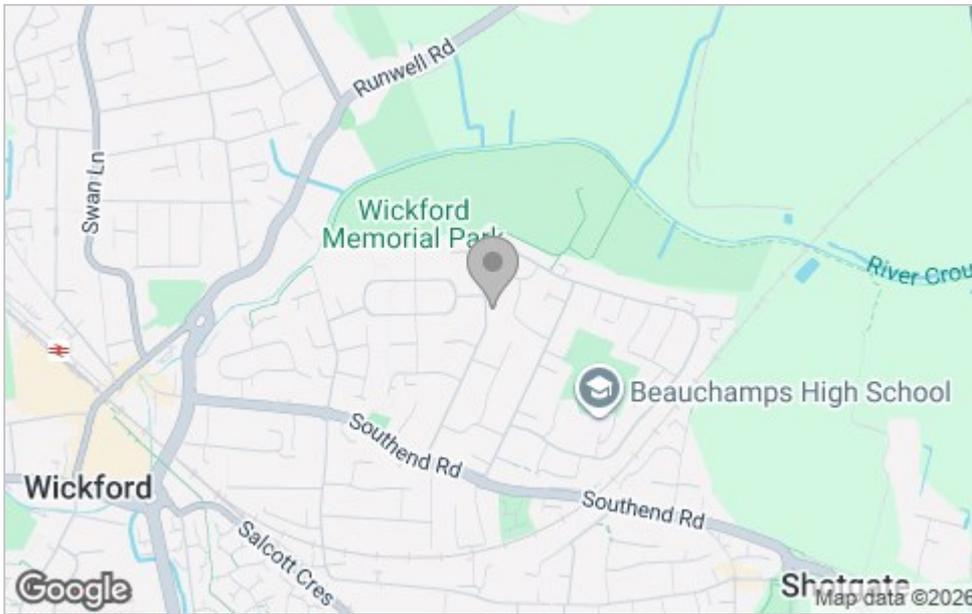
**Driveway for Multiple Vehicles**



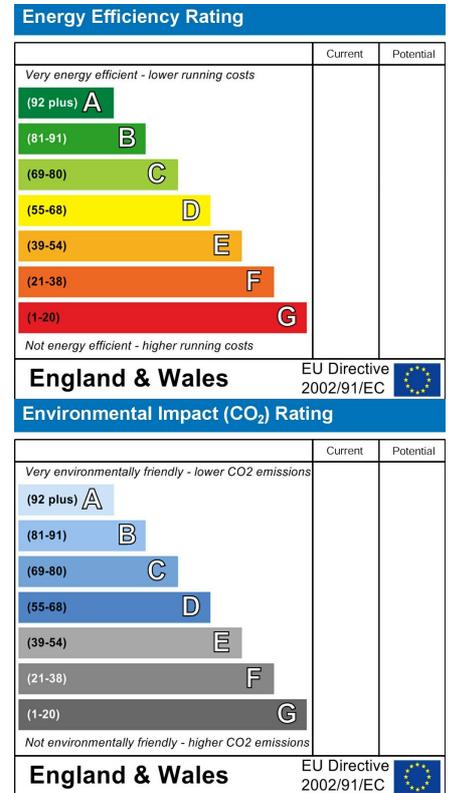
# Floor Plan



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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