



Bear Estate Agents are thrilled to bring to the market this extremely well-cared for FOUR bedroom, DETACHED house situated on a small but immensely desirable estate in Runwell! Built by Bloor Homes in 2014, Oak Crescent is an incredibly quaint road located off of Brock Hill, which circles back upon itself, meaning there is next to no passing traffic apart from neighbours. The home itself is within a short walk of excellent schools, woodland walks, bus routes and only 1 mile away from Wickford railway station which helpfully provides access to both London Liverpool Street and Stratford on the Great Anglia line. A stones throw further is the vast array of shops, services and food outlets located in Wickford's vibrant High Street! There are also fantastic road links from this home with the A127, A130 and A13 all a short drive away.

- Built by Bloor Homes in 2014
- Walking Distance to Shops, Schools & Bus Routes
- 1.1 Miles to Wickford High Street
- Four Double Bedrooms
- Garage (22'7 x 9'9)
- Quaint Runwell Location
- 1 Mile to Wickford Railway Station
- Stunning Kitchen / Diner
- Southwest Facing Rear Garden
- Driveway for Multiple Vehicles

## Oak Crescent

Wickford

**£650,000**



# Oak Crescent



The internal layout of this gorgeous home begins with an entrance hall which sits at the heart of the home, hosting the stairs and providing access to all ground floor rooms.

One of many main attractions of this home is the stunning front to back kitchen/diner, measuring a staggering 27'2 in length! This room remains light throughout the day with three beautiful skylights, combining with French doors to the rear, to flood the room with natural light. The kitchen boasts an abundance of cupboard and surface space across two long base units and a feature island and benefits further from a series of integrated appliances including fridge/freezer and dishwasher. The dining section of the room comfortably fits a large dining table with accompanying chairs and also boasts a large window which overlooks the front of the home and Oak Crescent's community garden.

The lounge is accessible from both the entrance hall and the kitchen/diner, and is a fantastic size, measuring 15'9 x 11'9 and boasting a further set of French doors into the rear garden. Located at the front of the home is an office/play room which offers an additional 8'3 x 8'0 of space!

Completing the ground floor layout is a large WC, a utility cupboard which holds both a washing machine and tumble drier, and a large under-stairs storage cupboard.

Upstairs is equally impressive, boasting four large double bedrooms and two bathrooms. Bedroom 1 measures 12'2 x 11'9 and enjoys an adjoining three-piece en-suite comprised of walk-in shower, toilet and sink. Bedroom 2 at maximum dimensions measures 10'10 x 14'7 and bedrooms 3 and 4 measure 10'1 x 11'9 and 12'0 x 8'7 respectively. The family bathroom is a divine four-piece suite which is comprised of a walk-in shower, separate bath, toilet and sink. There is also a large cupboard for additional storage and a boarded loft with a pull-down ladder for access.

The property is also on a Hive heating system and the boiler has been regularly serviced since the owners bought the home.

The rear garden is SOUTH WEST facing and backs onto Essex countryside, offering a phenomenal outlook in the spring - autumn months. The garden is also very easy maintenance, comprised simply of patio and turf areas. There is a driveway to the front of the home for multiple vehicles which leads to an oversized garage which measures 22'7 x 9'9!

These homes have always been in high demand due to the quality of the builds, combined with the positioning of the estate and size on offer, so call us today to organise and appointment and 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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**Built by Bloor Homes in 2014**

**Quaint Runwell Location**

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

**1 Mile to Wickford Railway Station**

**1.1 Miles to Wickford High Street**

**Entrance Hall**

**Kitchen / Diner (27'2 x 13'6) max**

**Lounge (15'9 x 11'9)**

**Office / Play Room (8'3 x 8'0)**

**Ground Floor WC**

**Utility Cupboard**

**Under-Stairs Storage**

**Bedroom 1 (12'2 x 11'9)**

**En-Suite**

**Bedroom 2 (10'0 x 14'7) max**

**Bedroom 3 (10'1 x 11'9)**

**Bedroom 4 (12'0 x 8'7)**

**Family Bathroom Suite**

**Airing Cupboard**

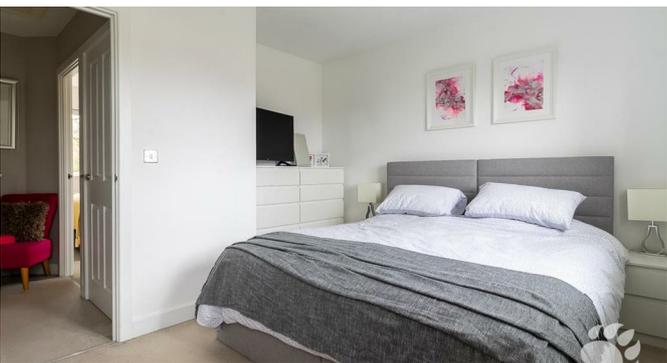
**Boarded Loft**

**Hive Heating System**

**Southwest Facing Rear Garden**

**Garage (22'7 x 9'9)**

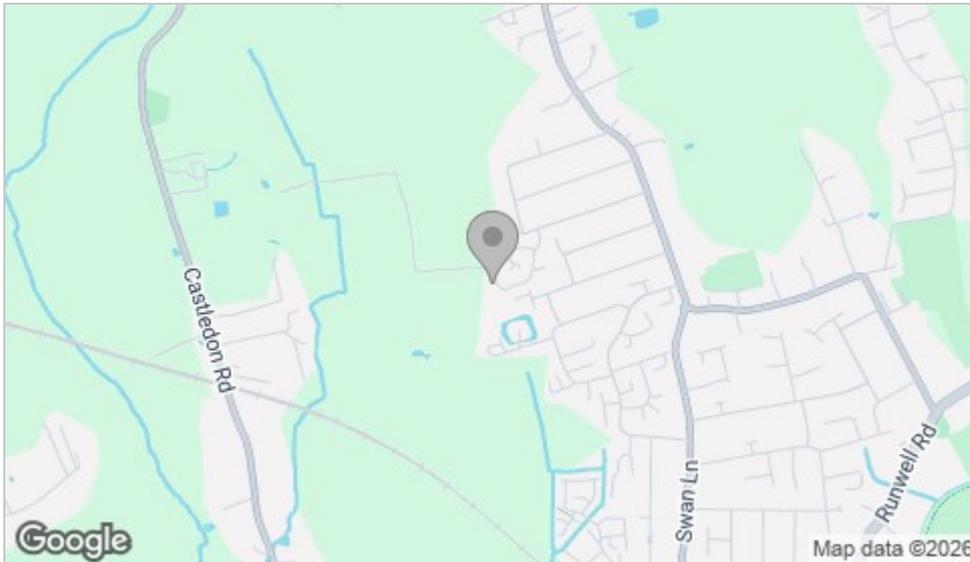
**Driveway for Multiple Vehicles**



# Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

