



NO ONWARD CHAIN! GUIDE PRICE £875,000 - £900,000. Bear Estate Agents are thrilled to bring to the market this exceptional FOUR bedroom, DETACHED bungalow sat on a 1.5 ACRE plot (approx.) in the heart of Runwell! Runwell Road is a pivotal road in Wickford/Runwell and this home is located at the more rural end of the road. Within walking distance are local schools, shops, pubs and reliable bus routes. Wickford Town Centre is only 1 mile away, offering a variety of shops, services and food outlets as well as hosting Wickford Railway Station which helpfully provides access to Stratford and London Liverpool Street on the Greater Anglia service.

- NO ONWARD CHAIN!
- Building Potential (Subject to Planning)
- 1.1 Miles to Wickford Railway Station
- Kitchen/Diner (22'7 x 15'3)
- Four-Piece Bathroom Suite
- 1.5 Acre Plot Approx.
- 1 Mile to Wickford Town Centre
- Lounge (22'4 x 15'7) Max
- Four Good Sized Bedrooms
- Driveway for 15+ Vehicles

## Runwell Road

Wickford

**£875,000**

Guide Price





# Runwell Road



The internal layout of this property begins with an entrance hall which sits at the heart of the home and provides access to all other rooms in the bungalow. Overlooking the front of the property is a large living room which measures 22'4 x 15'7 at maximum dimensions and boasts a feature bay window. The kitchen/diner is equally impressive in size, measuring 22'7 x 15'3 and offering an abundance of cupboard and surface space along with ample space for a dining table and accompanying chairs. The room is complete by large sliding doors and floor to ceiling windows which keep the room bright & airy throughout the day.

Bedroom 1 measures 12'11 x 11'0 and benefits from a walk-in wardrobe and an en-suite wet room. Bedroom 2 is also a comfortable double bedrooms, measuring 12'0 x 10'4 and benefits from French doors into the rear garden. Bedrooms 3 and 4 are generous single bedrooms measuring 11'10 x 7'2 and 8'11 x 7'2 respectively with bedroom 3 benefitting from fitted wardrobes. The family bathroom is a four-piece suite comprised of walk-in shower, separate bath, toilet and sink. There are multiple storage cupboards across the home, completing the layout.

The external benefits are where this home comes to life. The remarkable 1.5 acre approx. plot begins with an 'in & out' driveway which is large enough to host upwards of 15 cars! The rear garden is expansive and entirely unoverlooked. There are endless possibilities and potential for building (Subject to planning).

This incredibly desirable bungalow and plot needs to be viewed to appreciate all of the benefits on offer. Call us today to book an appointment!

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.

**NO ONWARD CHAIN!**

**GUIDE PRICE £875,000 - £900,000**

**1.5 Acre Plot Approx.**

**Building Potential (Subject to Planning)**

**1 Mile to Wickford Town Centre**

**1.1 Miles to Wickford Railway Station**

**Entrance Hall**

**Lounge (22'4 x 15'7) Max**

**Kitchen/Diner (22'7 x 15'3)**

**Bedroom 1 (12'11 x 11'0)**

**En-Suite**

**Walk-In Wardrobe**

**Bedroom 2 (12'0 x 10'4)**

**Bedroom 3 (11'10 x 7'2)**

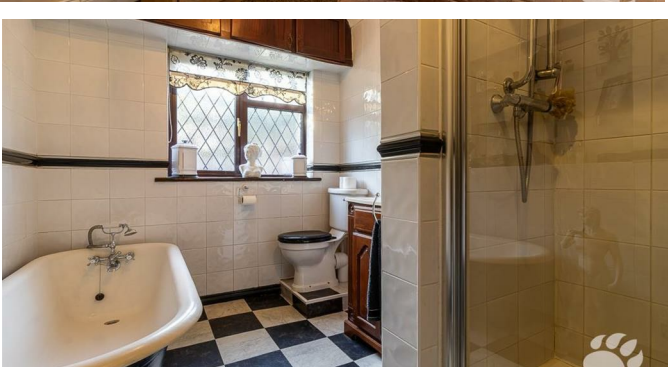
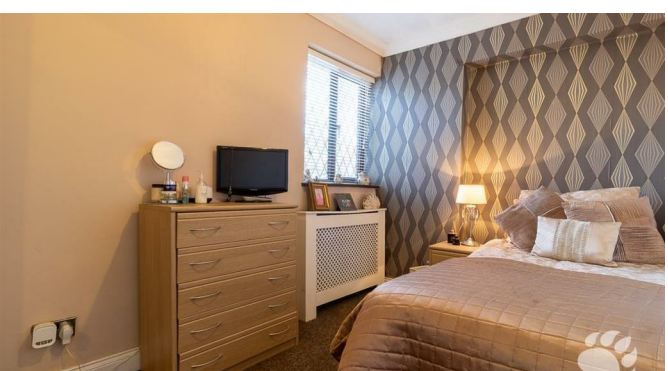
**Bedroom 4 (8'11 x 7'2)**

**Four-Piece Bathroom Suite**

**Ample Storage**

**Driveway for 15+ 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

