



GUIDE PRICE £450,000 - £475,000. Bear Estate Agents are thrilled to bring to the market this exceptionally well-cared for and highly spacious, FOUR bedroom, SEMI-DETACHED house! Karen Close is an incredibly quaint cul-de-sac in an ideal location, within walking distance of local shops (Co-op parade Nevendon Road or M&S), local primary and secondary schools, and reliable bus routes. The property is also only 0.6 miles away from Wickford High Street, which offers a vast array of shops, services and food outlets! Wickford Railway Station is a short walk further, at 0.8 miles away from the home and helpfully connects both London Liverpool Street and Stratford on the Greater Anglia rail service. Finally, the roads links from this home are fantastic, with the A127 being a 1 mile drive away, which connects to the M25 and A130 with ease.

- GUIDE PRICE £450,000 - £475,000
- 0.6 Miles to Wickford High Street
- Ground Floor WC
- Stunning Kitchen
- West Facing Rear Garden
- Walking Distance to Local Shops and Schools
- 0.8 Miles to Wickford Railway Station
- Two Reception Rooms
- Good Sized Bedrooms
- Driveway to Front

Karen Close

Wickford

£450,000

Guide Price



Karen Close



The internal layout of this delightful home begins with an entrance porch and leads through to an inviting entrance hallway which hosts the stairs and adjoins a ground floor WC. This opens into a large lounge, measuring 19'10 x 10'6 and boasts sliding patio doors into the rear garden. The kitchen is truly stunning, and made up of an abundance of cupboard and surface space, as well as integrated appliances. There is also a further door to the rear garden. The dining room has been left open plan to the kitchen, measuring 15'8 x 8'5, creating a social dynamic whilst maintaining some separation between rooms.

The upstairs continues to impress, offering four good sized bedrooms and a family bathroom suite. Bedrooms 1, 2 and 3 are all comfortable double bedrooms, measuring 11'10 x 10'9, 9'9 x 8'6 and 13'11 x 7'5 respectively. Bedroom 4 is a good size single bedroom, which measures 7'10 x 8'5. The family bathroom is a three-piece suite, comprised of shower over bath, toilet and sink. There is ample storage space across both floors.

The rear garden is a great size and very low maintenance, benefitting from being WEST FACING, soaking up the sun throughout the afternoon. There is side access from the garden to the front of the property, where the property boasts a gated driveway. There is also plenty of on-street parking available for visitors.

These homes traditionally sell very fast and need to be seen first hand to be truly appreciated. Call us today to organise a viewing!

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.

GUIDE PRICE £450,000 - £475,000

Walking Distance to Local Shops and Schools

0.6 Miles to Wickford High Street

0.8 Miles to Wickford Railway Station

Porch

Entrance Hall

Ground Floor WC

Lounge (19'10 x 10'6)

Kitchen (14'3 x 8'5)

Dining Room (15'8 x 8'5)

Bedroom 1 (11'10 x 10'9)

Bedroom 2 (9'9 x 8'6)

Bedroom 3 (13'11 x 7'5)

Bedroom 4 (7'10 x 8'5)

Family Bathroom

Ample Storage

West Facing Rear Garden

Driveway to Front



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

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	