



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this incredibly spacious and well-cared for, THREE bedroom, SEMI-DETACHED house situated at the end of a quaint cul-de-sac which backs onto fields. Bromfords Close is a quiet road located just off of the popular Nevendon Road which runs into the town centre, and this home finds itself within a short walk of local primary and secondary schools, local shops (Co-op parade, and M&S), as well as reliable bus routes. The property is also only 1 mile away from Wickford High Street which offers an array of shops, services and food outlets to be enjoyed. Wickford town centre is also host to the railway station which helpfully provides access to London Liverpool Street and Stratford and the Greater Anglia rail service. Wickford is also fantastic for road links, with the A127, A13, A12 and M25 all accessible in minutes.

- NO ONWARD CHAIN!
- 1 Mile to Wickford High Street
- Modern Kitchen
- Backing onto Fields!
- Large Driveway
- Walking Distance to Shops, Schools and Bus Routes
- 1.3 Miles to Wickford Railway Station
- Generous Bedroom Sizes
- South Facing Rear Garden
- Garage

Bromfords Close

Wickford

£440,000



Bromfords Close



The internal layout of this home begins with a porch which is accessible from the front, and gives access to the rear garden. You are then greeted with an inviting entrance hall which sits at the heart of the home, hosts the stairs and adjoins a ground floor WC. To the front of the home are both the kitchen and the traditional dining room. The kitchen boasts an abundance of cupboard and surface space and has a handy nook for storage! The dining room measures 11'11 x 9'2, creating a great social space. The lounge is found at the rear of the property, measuring an impressive 11'10 x 19'11 and benefits from two large windows and a set of French doors into the south facing rear garden.

Upstairs continues to impress with THREE great sized bedrooms and a family bathroom. Bedrooms 1 and 2 are comfortable double bedrooms, measuring 12'4 x 11'8 and 11'10 x 11'7 respectively, with bedroom 1 boasting a large cupboard over the stairs. Bedroom 3 is a large single bedroom, which measures 8'10 x 7'10. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink.

The rear garden is a fantastic space and notably SOUTH FACING, soaking up the sun throughout the day. The garden also backs onto fields, creating a quiet dynamic. To the front of the home is a long driveway for multiple vehicles as well as a pleasant front garden. The property is also sold with a garage which is located at the foot of the driveway.

Homes as impressive as this rarely stay on the market for long, so we highly recommend viewing at the earliest convenience. Call us today to book your appointment!

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!

Walking Distance to Shops, Schools and Bus Routes

1 Mile to Wickford High Street

1.3 Miles to Wickford Railway Station

Porch

Entrance Hall

Ground Floor WC

Lounge (11'10 x 19'11)

Dining Room (9'2 x 11'11)

Kitchen (15'1 x 7'6)

Bedroom 1 (12'4 x 11'8)

Bedroom 2 (11'10 x 11'7)

Bedroom 3 (8'10 x 7'10)

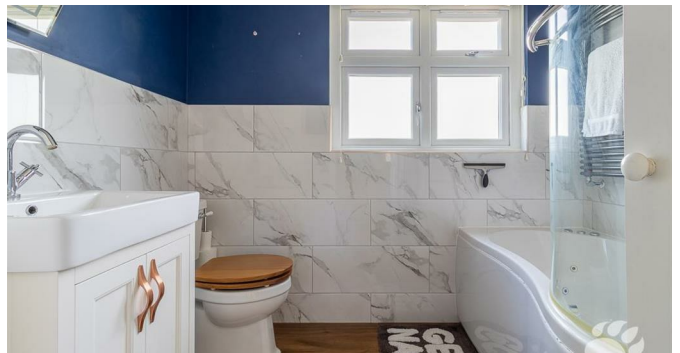
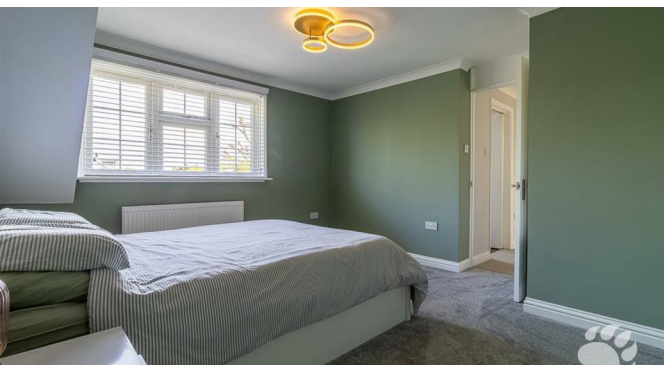
Family Bathroom Suite

Ample Storage

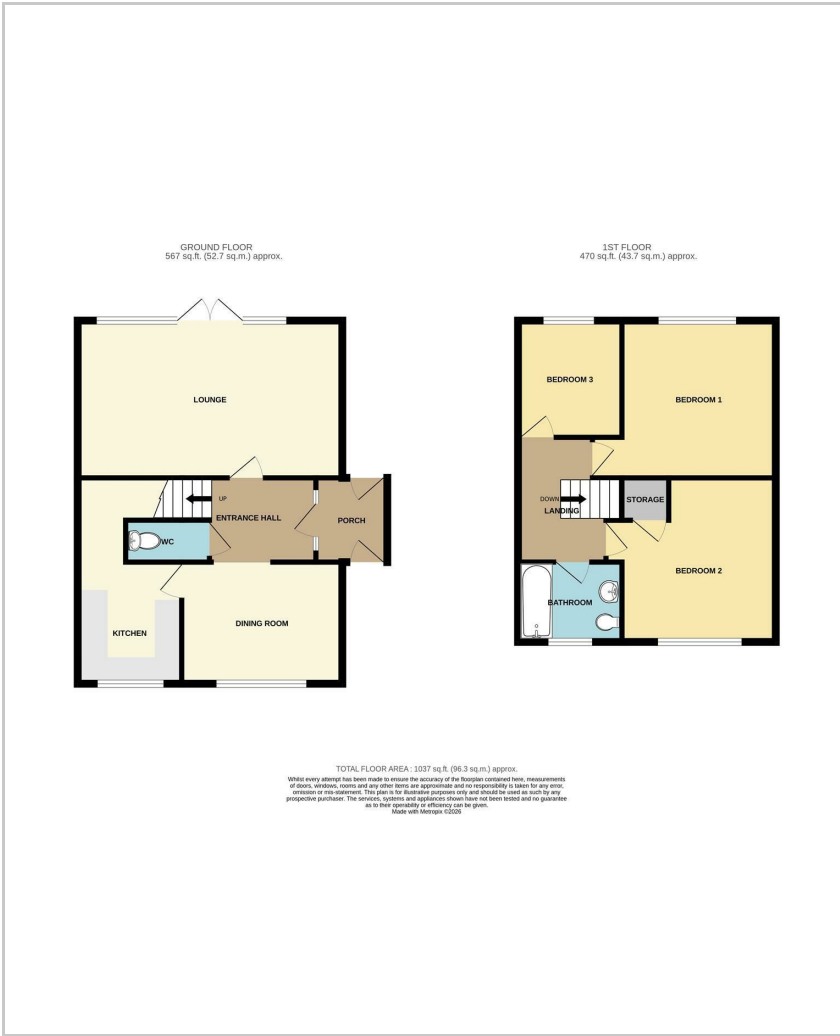
South Facing Rear Garden

Large Driveway

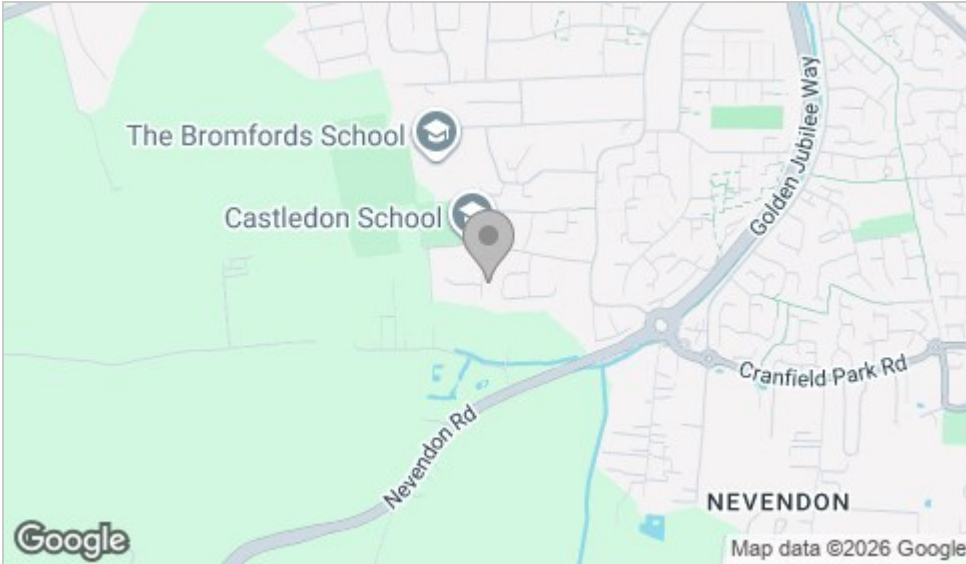
Garage



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		63	
(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	

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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