

# bear

*Estate Agents*



Bear Estate Agents are thrilled to bring to market this immaculately presented three-bedroom semi-detached bungalow, which combines refined contemporary living with generous and versatile accommodation, set on the family-friendly, highly sought-after Fanton Walk in Shotgate with a strong community spirit.

- Immaculate three-bedroom semi-detached bungalow in sought-after Fanton Walk in Shotgate
- Rear extension with vaulted ceilings, glazing, and air conditioning (14'4" x 21'2")
- Previously approved planning permission for roof dormers and side extension (now lapsed)
- Close to Outstanding schools and Wickford Station (1.6 miles) with direct trains to London
- Three-piece family bathroom suite
- John Lewis of Hungerford kitchen with island (14'1" x 15'11") and separate utility (15'5" x 7'8")
- Bi-fold doors onto 100ft landscaped rear garden with secure access to Shotgate Park
- Driveway for multiple vehicles with electric vehicle charging point
- Three generous bedrooms and an expansive loft room
- Family friendly location with strong community spirit

## Fanton Walk

Wickford

£525,000



# Fanton Walk



The home opens into a welcoming entrance hall that connects to all principal rooms. To the front of the property are two generously sized double bedrooms, measuring 11'11" x 12'10" and 9'8" x 12'10", offering comfortable and versatile sleeping quarters. At the end of the hallway, Bedroom 3 measures a generous 11'10" x 7'10" and enjoys a view over the rear garden.

The interior flows seamlessly into the stunning John Lewis of Hungerford kitchen, measuring 14'1" x 15'11", complete with premium cabinetry, a central island, and a separate utility room (15'5" x 7'8"), providing the perfect combination of style and functionality.

The rear extension is a true centrepiece, featuring vaulted ceilings, expansive glazing, and air conditioning that keeps the space comfortable year-round. This impressive lounge and dining area, measuring 14'4" x 21'2", opens through bi-fold doors onto the beautifully landscaped 100ft rear garden, seamlessly connecting indoor and outdoor living. The garden is thoughtfully arranged with patio and turf areas, enjoys a totally unoverlooked aspect, and provides direct access via a secure gate to the popular Shotgate Park, which includes play areas, basketball courts, and table tennis facilities.

A spacious loft room, measuring 14'2" x 27'1" and fitted with Velux windows and air conditioning, provides additional flexible living space, adding versatility to the home.

Externally, the home benefits from a driveway to the front providing off-street parking for multiple vehicles, as well as an electric vehicle charging point, offering convenience for modern family life. The property previously had approved planning permission for roof dormers and a side extension (now expired), providing potential for future enhancement, subject to necessary consent.

The property is within walking distance of Ofsted-rated Outstanding infant, primary, and secondary schools, local shops, and enjoys excellent transport links. Wickford Railway Station (1.6 miles) provides direct trains to London Liverpool Street and Stratford in approximately 40 minutes.

Homes in this location are extremely sought-after — early viewing is strongly recommended. Contact us today to arrange 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.

## Key Features

- Immaculate three-bedroom semi-detached bungalow in sought-after Fanton Walk in Shotgate
- John Lewis of Hungerford kitchen with island (14'1" x 15'11") and separate utility (15'5" x 7'8")
- Rear extension with vaulted ceilings, glazing, and air conditioning (14'4" x 21'2")
- Bi-fold doors onto 100ft landscaped rear garden with secure access to Shotgate Park
- Previously approved planning permission for roof dormers and side extension (now lapsed)
- Driveway for multiple vehicles with electric vehicle charging point
- Close to Outstanding schools and Wickford Station (1.6 miles) with direct trains to London

## Highly Sought After & Family Friendly Location

### Walking Distance to Shops & 'Outstanding' Schools

### 1.6 Miles to Wickford Railway Station

### Backing onto the Popular Shotgate Park

### Entrance Hall

### Living Room (14'4 x 21'2) max

### Kitchen (14'1 x 15'11)

### Utility Room (15'5 x 7'8)

### Bedroom 1 (11'11 x 12'10)

### Bedroom 2 (9'8 x 12'10)

### Bedroom 3 (11'10 x 7'10)

### Three-Piece Family Bathroom

### Loft Room (14'2 x 27'1)

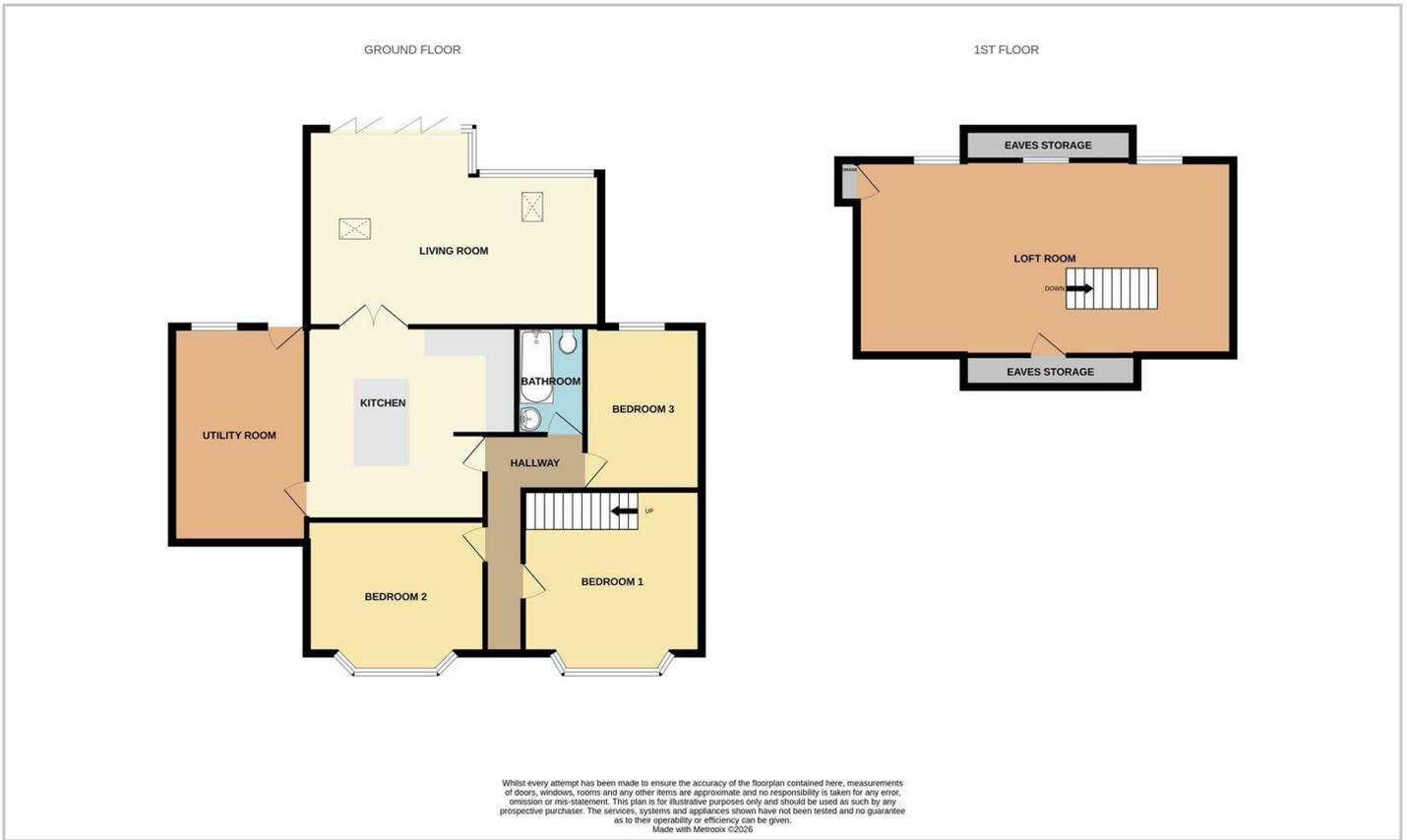
### Ample Storage

### 100ft Landscaped Rear Garden

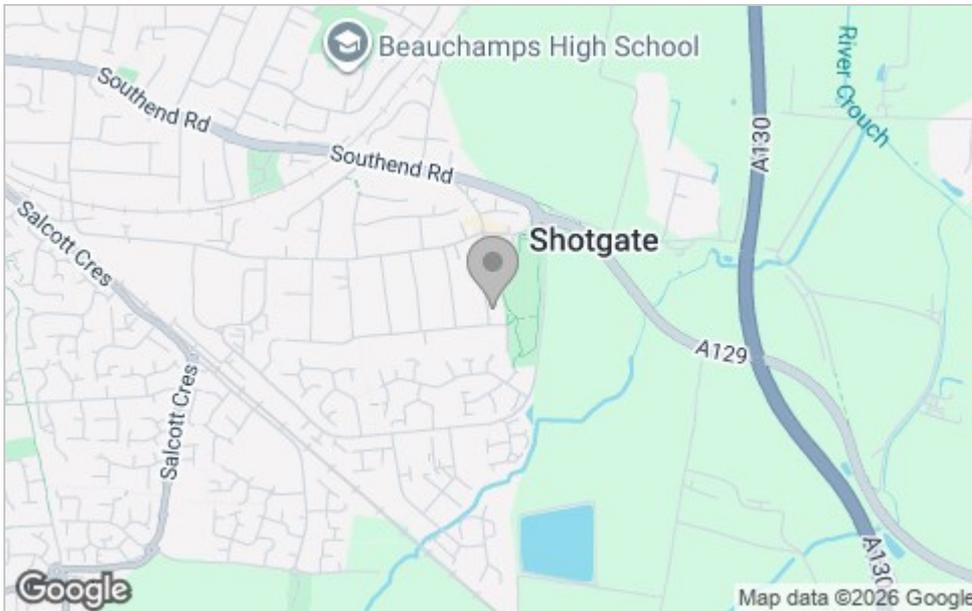
### Driveway to Front with Electrical Charging Point



# 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

