

bear

Estate Agents



Bear Estate Agents are delighted to bring to the market this beautifully presented and lovingly cared for two-bedroom end-of-terrace home which profits greatly from its own garage, accessible to the front, driveway parking, an unoverlooked rear garden and a stunning four-piece family bathroom suite. The property further benefits from being tucked toward the end of a quiet and family-friendly cul-de-sac.

- Lounge/Diner 23'7 x 10'4
- Master Bedroom 12'5 x 11'11 Plus Bedroom Two 11'5 x 5'11
- Pleasant & Unoverlooked Rear Garden
- Garage 17'1 x 8'3
- Quiet & Family-Friendly Cul De Sac
- Kitchen 9'11 x 6'3
- Four-Piece Family Bathroom Suite 7'10 x 5'
- Enclosed Area Of Front Garden
- Allocated Parking For Two Vehicles
- Walking Distance To Local Shops & Amenities

Stapleford End

£325,000



Stapleford End



Internally the new owner will be greeted by the hugely impressive lounge come diner. This measures 23'7 in length and offers the perfect environment in which to both entertain and relax.

Completing the ground floor is the beautiful kitchen suite, a further 9'11 x 6'3. The kitchen has been 'opened' so that it interacts wonderfully with the dining area. The 'opening' of the kitchen creates what feels like a much larger space and is fantastic for those who enjoy entertaining. The kitchen itself provides a wealth of both worktop space and storage space.

The kitchen has a window overlooking the garden whilst the dining area has double doors leading out to the garden, both the window and doors flood the ground floor with natural light.

The first floor commences with the cosy landing which allows access to both double bedrooms, a storage cupboard and the four-piece family bathroom suite.

The master bedroom measures 12'5 x 11'11 whilst bedroom two measures 11'5 x 5'11. Both are sizeable which is a fine feature within itself.

Completing the first floor is the four-piece family bathroom suite. Measuring 7'10 x 5' and consisting of bathtub, W/C, washbasin and corner shower.

Both the kitchen and the bathroom suite were fitted in 2021 and have been maintained to the highest of standards since.

Externally there is a pleasant rear garden, unoverlooked to the rear which also provides side access. The side access belongs to the property however the new owner will allow access to two neighbouring homes.

To the front, there is an enclosed area of front garden which leads directly into your own garage. The garage space measures 17'1 x 8'3 and is currently being used as a home gym. In front of the garage are two allocated parking spaces.

Situated toward the end of a quiet and family-friendly cul de sac the property is within walking distance of local shops and amenities and is perfect for first time buyers, young families and investors alike.

Internal viewings come strongly recommended so that one can appreciate and acknowledge the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Freehold.
Council Tax Band C.
Amount £1,908.72.

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.

Lounge/Diner
23'7 x 10'4

Kitchen
9'11 x 6'3

First Floor Landing

Master Bedroom
12'5 x 11'11

Bedroom Two
11'5 x 5'11

Four-Piece Family Bathroom Suite
7'10 x 5'

Pleasant & Unoverlooked Rear Garden

Side Access

Enclosed Area Of Front Garden

Garage
17'1 x 8'3

Parking For Two Cars

Quiet & Family Friendly Cul De Sac

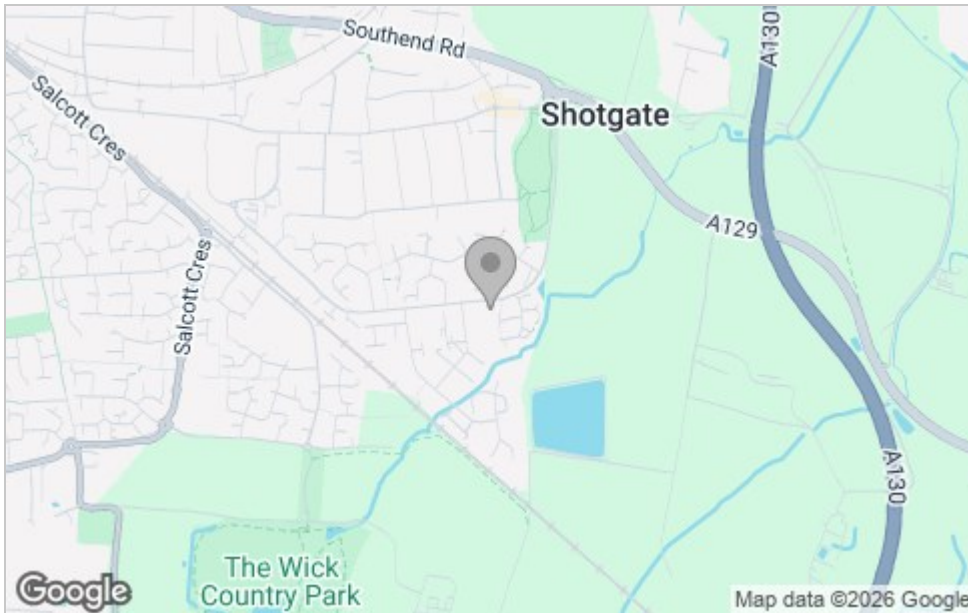
Walking Distance To Local Shops & Amenities



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.

7 London Road, Wickford, Essex, SS12 0AW

Office: 01268 330044 wickford@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

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	