

bear

Estate Agents



GUIDE PRICE £350,000 - £375,000. Bear Estate Agents are thrilled to bring to the market this truly stunning, TWO bedroom, end-terraced house in a highly desirable location. Kingsley Meadows is a quaint no-through-road, built in conjunction with the Wick Meadows/Kingsley Grange estate. This home is within a short walk of local shops (Co-Op parade, or M&S), local primary and secondary schools and reliable bus routes. Wickford High Street is also only 0.8 miles away, offering a diverse range of shops, services and food outlets! A short walk further, 1 mile from the property, is Wickford Railway Station which helpfully connects both Stratford & London Liverpool Street in 35 and 40 minutes respectively on the Greater Anglia rail service. Finally, the road links from this home are fantastic, a quick drive to the A127 connecting the A130 and M25 in a matter of minutes.

- GUIDE PRICE £350,000 - £375,000
- 0.8 miles to Wickford High Street
- Ground Floor WC
- Two En-suites
- Garage
- Walking Distance to Shops and Schools
- 1 mile to Wickford Railway Station
- Two Double Bedrooms
- Great Size Rear Garden
- Driveway Parking

Kingsley Meadows

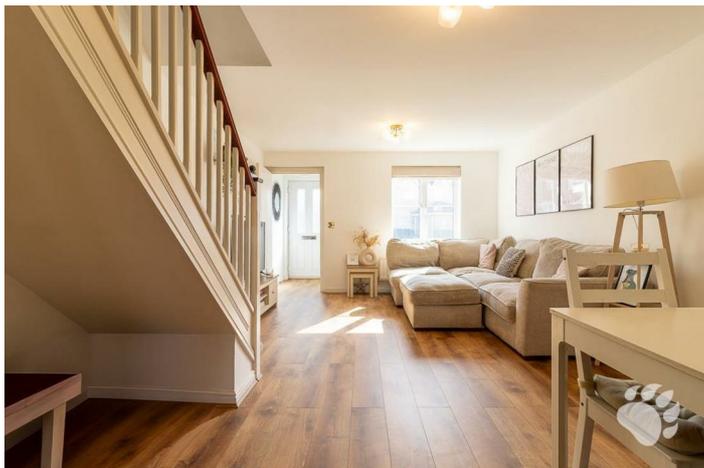
Wickford

£350,000

Guide Price



Kingsley Meadows



The internal layout of this gorgeous home begins with an entrance hall and leads through to the bright and airy lounge, which measures 17'4 x 12'6 and hosts the stairs. There is a secondary hallway at the rear of the home, which adjoins a modern kitchen which measures 9'11 x 6'2 and offers a plentiful amount of cupboard and surface space, as well as a large window which overlooks the rear garden. Also accessed from the hallway is a ground floor WC and a large cupboard for storage.

The upstairs continues to impress, with TWO DOUBLE BEDROOMS and TWO EN-SUITES! Bedroom 1 measures 9'3 x 12'7 at maximum dimensions and benefits from fitted wardrobes and a large storage cupboard which stretches over the top of the stairs. The adjoining en-suite is a three-piece suite comprised of walk-in shower, toilet and sink. Bedroom 2 measures 8'4 x 12'7 and similarly boasts fitted wardrobes. The adjoining en-suite to bedroom 2 is also a three-piece suite, but instead comprised of shower over bath, toilet and sink.

The external benefits are equally important, beginning with a large rear garden which stays remarkably private in Spring - Autumn months. The garden benefits from a side access gate and also offers an access door into the garage. The garage is located to the side of the home and there is a driveway to the front of the garage for two vehicles. There is plenty of on-street parking available for visitors.

These homes always sell very fast and need to be seen first hand to appreciate all that is on offer. Call us today to book an appointment!

Council Tax Band: C (£1908.72)

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.

GUIDE PRICE £350,000 - £375,000

Walking Distance to Shops and Schools

0.8 miles to Wickford High Street

1 mile to Wickford Railway Station

Entrance Hall

Lounge (17'4 x 12'6)

Kitchen (9'11 x 6'2)

Ground Floor WC

Large Storage Cupboard

Bedroom 1 (9'3 x 12'7) max

En-Suite

Fitted Wardrobes

Bedroom 2 (8'4 x 12'7)

En-Suite

Fitted Wardrobes

Great Size Rear Garden

Garage

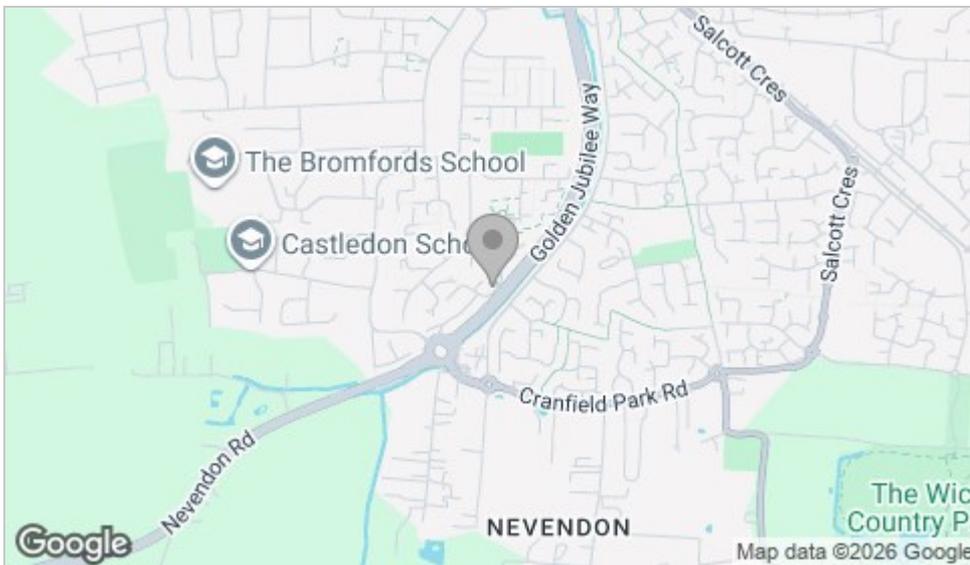
Driveway Parking



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(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	

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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