



NO ONWARD CHAIN! GUIDE PRICE £425,000 - £450,000. Situated within a quiet cul-de-sac on the ever-popular Wick Meadows estate, this well-presented three-bedroom detached family home offers approximately 800 sq.ft. of well-planned accommodation, together with an adjoining garage, private driveway providing off-street parking for two vehicles and a secluded rear garden.

- NO ONWARD CHAIN!
- 1.3 Miles to Wickford Railway Station
- Ground Floor WC
- Three Good Size Bedrooms
- Attached Garage
- 1.1 Miles to Wickford High Street
- Walking Distance to Local Shops and Schools
- Two Bathrooms
- South-West Facing Rear Garden
- Driveway Parking

## Niven Close

Wickford

**£425,000**

Guide Price



# Niven Close



Niven Close is a quiet residential cul-de-sac situated on the popular Wick Meadows estate, offering a convenient location for families and commuters alike.

Wickford town centre is approximately 1.1 mile away and provides a wide selection of supermarkets, independent shops, cafés, restaurants and everyday amenities. The area is particularly well served by schooling, with highly regarded options including Oakfield Primary School, Abacus Primary School, Beauchamps High School and The Bromfords School all within easy reach.

For commuters, Wickford Railway Station is approximately 1.3 miles away, providing regular services into London Liverpool Street and Stratford via Shenfield, making the property an excellent choice for those travelling into the City. The nearby A127 and A130 also offer convenient road links to Southend, Chelmsford, Basildon and the M25.

The ground floor welcomes you with an entrance hall, convenient cloakroom/WC and a spacious open-plan lounge/dining room extending to over 21 feet, creating an excellent space for both everyday family living and entertaining. French doors provide direct access to the rear garden, allowing plenty of natural light to flood the room. The fitted kitchen overlooks the rear aspect and offers ample worktop and storage space, with the potential to personalise to suit individual tastes.

The first floor comprises three well-proportioned bedrooms, including a master bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, making this an ideal home for growing families, professional couples or those looking to downsize without compromising on space.

Externally, the property enjoys an adjoining garage with excellent storage potential, driveway parking for two cars and an enclosed south-west facing rear garden providing a safe and private outdoor space for children, pets or summer entertaining.

Offering excellent scope to further enhance if desired (subject to any necessary consents), this is a superb opportunity to acquire a detached home in a highly regarded residential location. Viewings come highly recommended to see all of the benefits first hand!

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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

DISCLAIMER: Our external photos have been enhanced with the use of AI tools.

**NO ONWARD CHAIN!**

**GUIDE PRICE £425,000 - £450,000**

**1.1 Miles to Wickford High Street**

**1.3 Miles to Wickford Railway Station**

**Walking Distance to Local Shops and Schools**

**Highly Sought After Estate**

**Entrance Hall**

**Ground Floor WC**

**Lounge/Diner (21'6 x 12'0)**

**Kitchen (15'6 x 8'6)**

**Bedroom 1 (10'2 x 11'1)**

**En-Suite**

**Bedroom 2 (11'0 x 8'6) max**

**Bedroom 3 (7'10 x 6'6)**

**Family Bathroom**

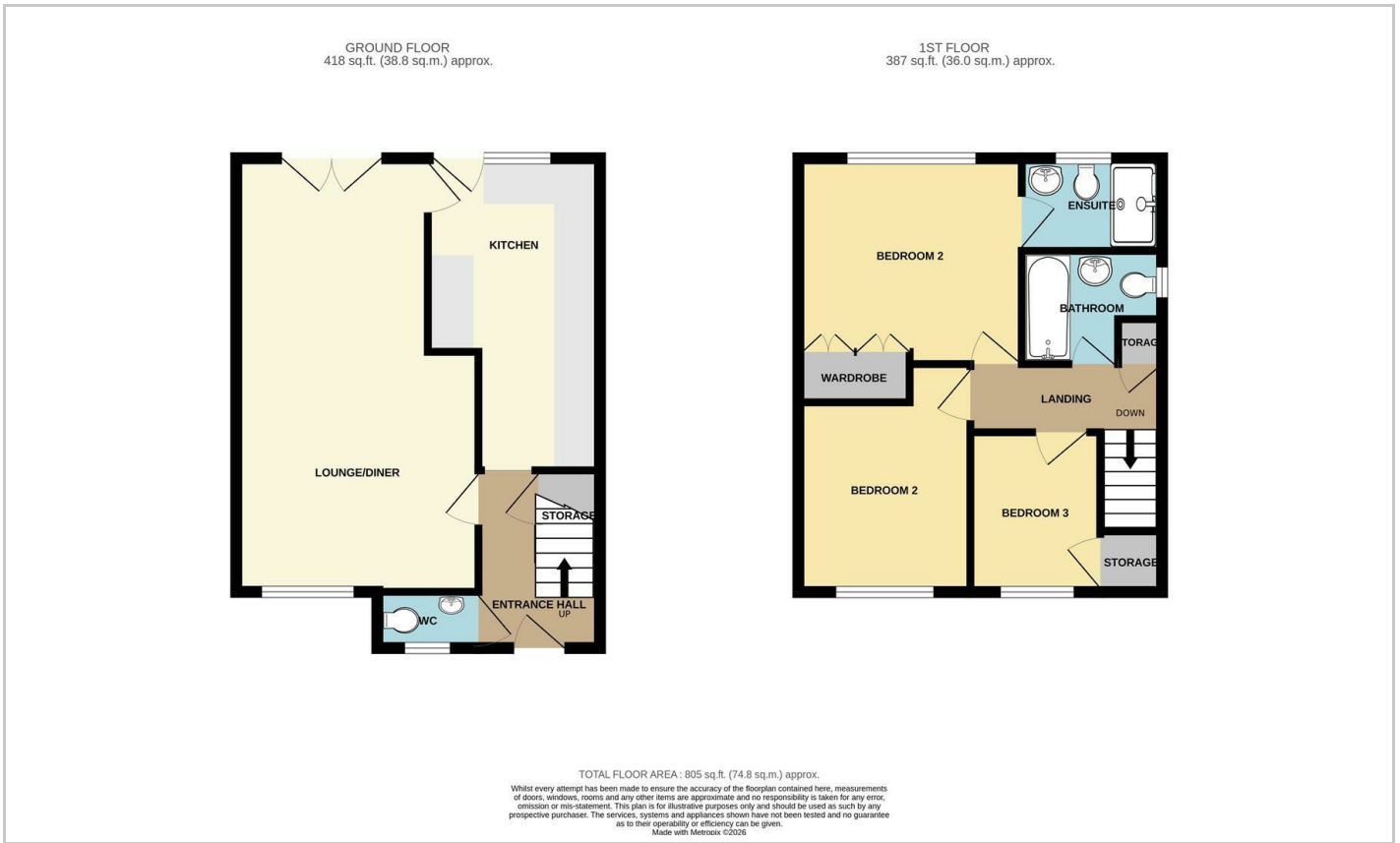
**South-West Facing Rear Garden**

**Attached Garage**

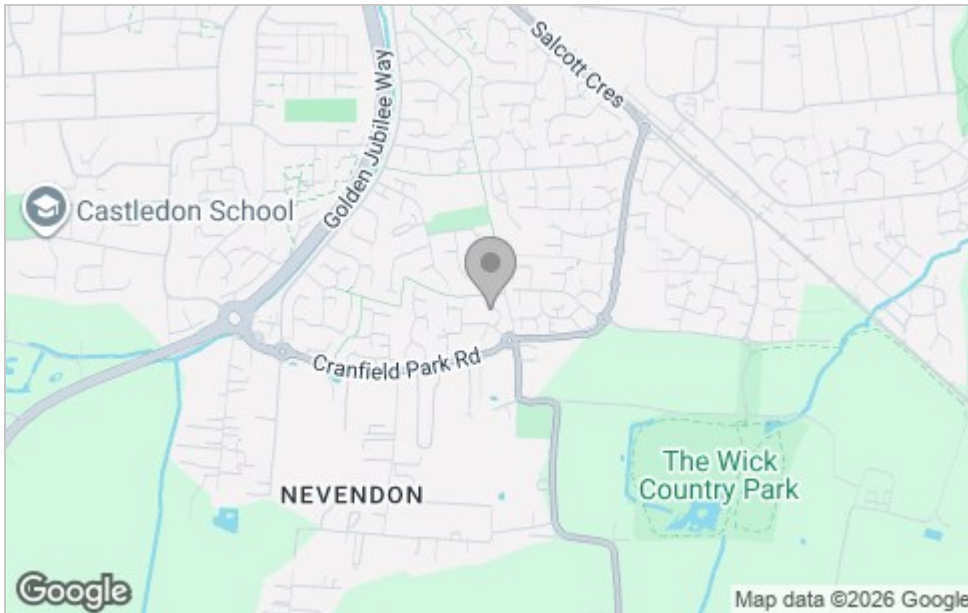
**Driveway Parking**



# 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

