



GUIDE PRICE £750,000 - £775,000. Bear Estate Agents are excited to bring to the market, this truly stunning and highly spacious FOUR/FIVE bedroom detached house on the immensely desirable St. Lukes Estate in Runwell, built by Countryside Homes! This home is located on Boiler House Road, a quaint road sat in the heart of the estate. Within walking distance, the estate offers a Co-op convenience store, a delightful coffee shop, nurseries and childcare centres, and a reliable bus service which runs into town. Wickford Railway Station is 2 miles away and helpfully offers access to London Liverpool Street and Stratford and the Greater Anglia Line. Wickford High Street also boasts an array of shops, services and food outlets to be enjoyed.

- Highly Sought After Location
- 2 Miles to Wickford High Street
- Huge Open-Plan Living Room
- Three Bathrooms & Ground Floor WC
- Garage
- Walking Distance to Shops and Bus Routes
- 2 Miles to Wickford Railway Station
- Four Double Bedrooms
- Great Size Rear Garden
- Driveway

## Boiler House Road

Wickford

**£750,000**

Guide Price



# Boiler House Road



The internal layout of this phenomenal home begins with a welcoming entrance hall which hosts the stairs, an under-stairs cupboard and gives access to all ground floor rooms. To the front of the home is a lounge which sports a delightful bay window and measures 15'3 x 12'0. The bay window in this room is west facing and benefits from the maximum intake of natural light in the afternoons. Also located at the front of the home is a generous office space which measures 7'10 x 9'10 and also stay bright throughout the day with a south and a west facing window.

To the rear of the home is an enormous open-plan living room, measuring 12'4 x 31'0 in total and split into a gorgeous kitchen and living/dining space. The kitchen boasts an abundance of cupboard and surface space across the lavish units and also offers an array of integrated appliances. The living/dining section of the room benefits from bi-folding doors fully open to create a social dynamic with the garden through the summer months. The kitchen also benefits from an adjoining utility room which hosts the washing machine and tumble dryer and further worktop and storage space. Finally, completing the downstairs layout is a ground floor WC, perfect for visitors.

The upstairs to this home is equally impressive, boasting FOUR DOUBLE BEDROOMS, and THREE BATHROOMS! Bedroom 1 is a huge room, measuring 12'4 x 20'3 at maximum dimensions and the owners have cleverly changed what was bedroom 5, into an adjoining dressing room which measures and additional 7'10 x 10'5. The master bedroom also has an adjoining Ensuite which is comprised of walk-in shower, toilet and sink. Bedroom 2 measures 12'5 x 13'8 at maximum dimensions and similarly benefits from an Ensuite comprised of walk-in shower, toilet and sink. Bedrooms 3 and 4 are near equal in size, measuring 8'11 x 10'8 and 8'11 x 10'7 respectively. The family bathroom suite is comprised of a shower over bath, toilet and sink. There is also ample storage across both floors.

The exterior to this home continues to impress with a great size garden which wraps around the side of the home and sees the sun through the majority of the day. There is a driveway which leads to the front of the garage and there is a rear portion of the garage which is used as a designated BBQ area. The positioning of this home is fantastic, overlooking an expansive section of greenery to the front.

These homes usually sell incredibly quickly and the owners here have much improved this home since buying it from

new. We highly recommend seeing this home first hand to appreciate all of the benefits on offer so call us today to arrange an appointment.

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.

## Highly Sought After Location

### Walking Distance to Shops and Bus Routes

**2 Miles to Wickford High Street**

**2 Miles to Wickford Railway Station**

### Entrance Hall

### Ground Floor WC

**Lounge (15'3 x 14'7) into bay**

**Open-Plan Living Room (12'4 x 31'0)**

**Utility Room (6'7 x 10'5)**

**Office (7'10 x 9'10)**

**Bedroom 1 (12'4 x 20'3) max**

**Dressing Room (7'10 x 10'5)**

**En-Suite**

**Bedroom 2 (12'5 x 13'8 max)**

**En-Suite**

**Bedroom 3 (8'11 x 10'8)**

**Bedroom 4 (8'11 x 10'7)**

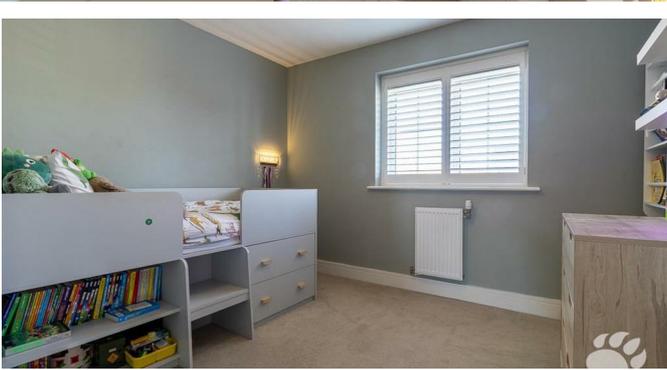
**Three-Piece Family Bathroom**

**Ample Storage**

**Great Size Rear Garden**

**Garage**

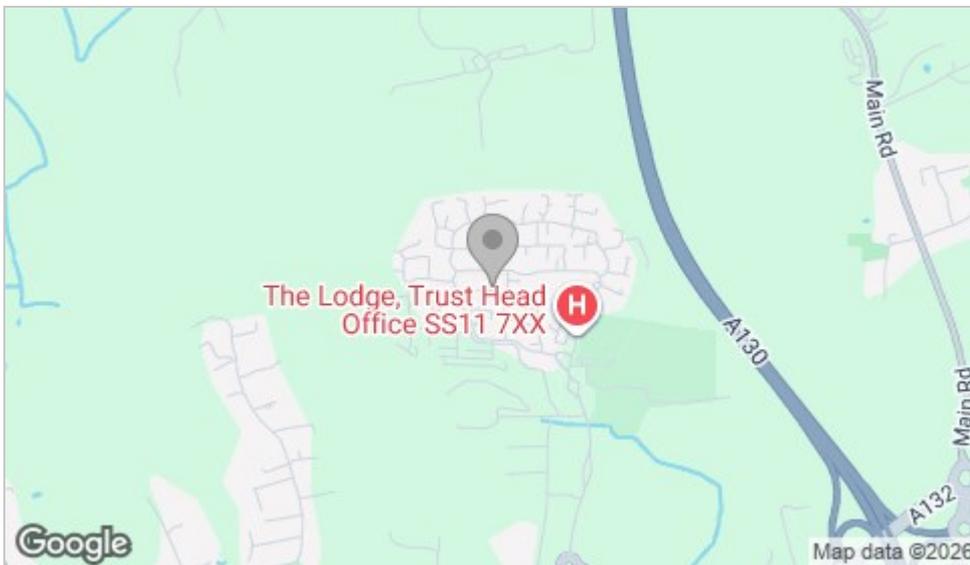
**Driveway**



# 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

