



Guide Price: £500-000 - £525,000...

Bear Estate Agents are delighted to present to the market this impeccably maintained, FOUR BEDROOM DETACHED family home, ideally located in the ever-popular Wick Meadows Estate in Wickford. Perfectly positioned on Coppens Green, the property sits within comfortable walking distance of a wide range of local shops, highly regarded schools and convenient bus routes. Wickford Railway Station is just 0.8 miles away, offering swift and reliable connections to London Liverpool Street via the Greater Anglia rail service. For those who commute by car, the A127 is only a short drive away, providing excellent road links into The City and beyond.

- Highly sought-after Wickford location
- Excellent Road Access via the Nearby A127
- Kitchen (13'8 x 9'6)
- Master Bedroom (14'2 x 8'7), Bedroom 2 (10'0 x 11'10 Max), Bedroom 3 (9'11 x 7'5), Bedroom 4 (9'3 x 9'1 Max)
- Low-Maintenance South-West Facing Rear Garden
- 0.8 Miles to Wickford Railway Station with Direct Links to London Liverpool Street
- Lounge (13'4 x 15'6)
- Open-Plan Dining Room (8'10 x 13'2) and Family Room (10'5 x 12'9)
- En-Suite Shower Room to Master Bedroom (8'2 x 3'6)
- Driveway Providing Parking for Two Vehicles and Double Garage

## Coppens Green

Wickford

**£500,000**

Guide Price





# Coppens Green



Upon entering the property, you are welcomed by a practical porch which creates a useful buffer between indoors and out. This leads through to a striking and spacious entrance hall, housing the staircase, a convenient downstairs W/C and providing access to all ground floor accommodation.

The lounge truly forms the heart of the home, measuring 13'4 x 15'6, and benefits from a large front-facing window that floods the room with natural light throughout the day. A charming feature fireplace adds warmth and character, making this an inviting and versatile space to be enjoyed all year round.

The kitchen is both stylish and functional, offering an abundance of worktop and cupboard space. Measuring 13'8 x 9'6, it provides ample room for keen cooks and busy family life alike.

Adjacent to the kitchen is the impressive open-plan dining room flowing seamlessly into the family room. The dining room measures 8'10 x 13'2, while the family room measures 10'5 x 12'9. Being fully open plan with the kitchen, this superb space creates a fantastic hub for entertaining guests or enjoying relaxed family gatherings.

To the first floor, the landing offers access to all four bedrooms, the family bathroom and a useful airing cupboard, providing valuable additional storage. Bedroom 1 is a particularly impressive master bedroom, measuring 14'2 x 8'7, comfortably accommodating a double bed, wardrobes and additional furniture. This room further benefits from a well-appointed en-suite shower room measuring 8'2 x 3'6, comprising a shower, toilet and wash hand basin.

Bedroom 2 measures 10'0 x 11'10 at its maximum dimensions and is another generous double room with space for wardrobes and further furnishings. Bedroom 3 is also a double bedroom, measuring 9'11 x 7'5, and features a fitted wardrobe above the stairs, maximising floor space. Bedroom 4 measures 9'3 x 9'1 at its maximum dimensions, making it an ideal guest room, nursery or home office.

The first floor is completed by the family bathroom, a modern three-piece suite measuring 6'5 x 6'1, consisting of a shower-over-bath, toilet and wash hand basin.

Externally, the property continues to impress. The low-maintenance, SOUTH-WEST FACING rear garden is perfect for enjoying afternoon and evening sun and benefits from side access to the front, as well as direct access into the double garage, which is capable of storing two vehicles. The driveway in front of the garage provides parking for two additional cars, while a further front garden located to the front of the property enhances kerb appeal and creates an attractive approach to the home.

Overall, this is a beautifully presented and thoughtfully laid out family home, offering generous living space, excellent transport links and a highly convenient location. Presented in superb condition throughout, this property is ideal for buyers seeking a move-in-ready home with versatile accommodation, ample parking and strong commuter appeal. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Council Tax Band: E (£2624.49)

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.

## **Impeccably maintained FOUR BEDROOM DETACHED family**

**Highly Sought-After Wick Meadows Estate**

**0.8 Miles to Wickford Railway Station**

**Excellent Road Access via the Nearby A127**

**Spacious Open-Plan Living**

**Presented in Superb Condition Throughout**

**Lounge (13'4 x 15'6)**

**Kitchen (13'8 x 9'6)**

**Open-Plan Dining Room (8'10 x 13'2)**

**Open-Plan Family Room (10'5 x 12'9)**

**Master Bedroom (14'2 x 8'7)**

**Bedroom 2 (10'0 x 11'10 Max)**

**Bedroom 3 (9'11 x 7'5)**

**Bedroom 4 (9'3 x 9'1 Max)**

**Family Bathroom (6'5 x 6'1)**

**En-Suite Shower Room (8'2 x 3'6)**

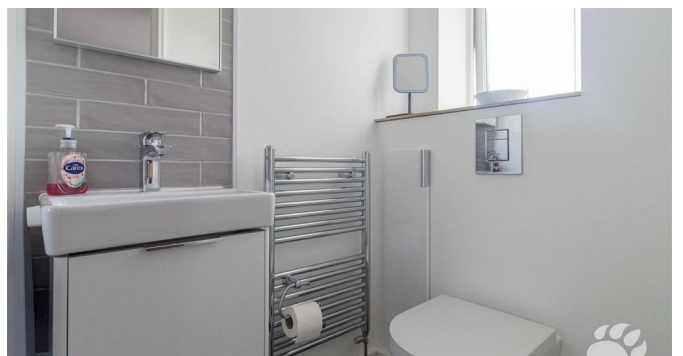
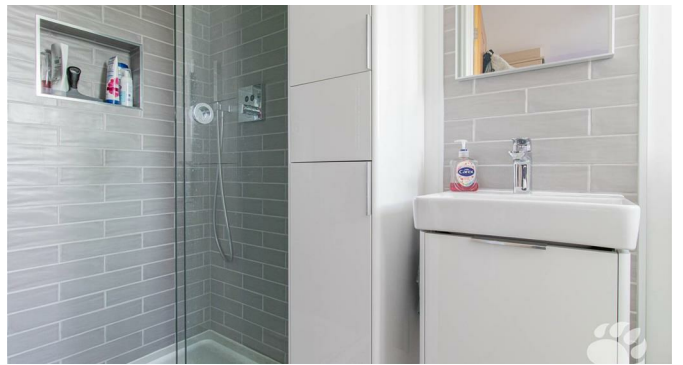
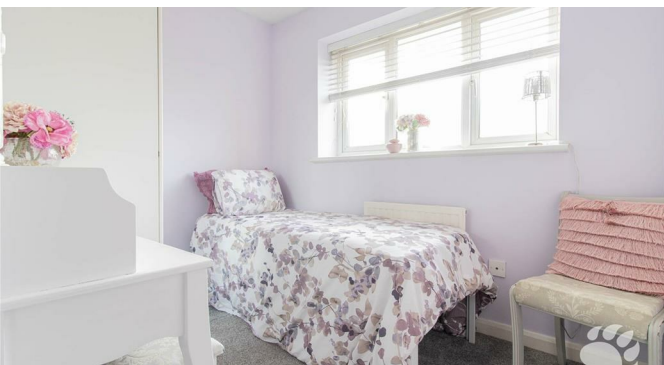
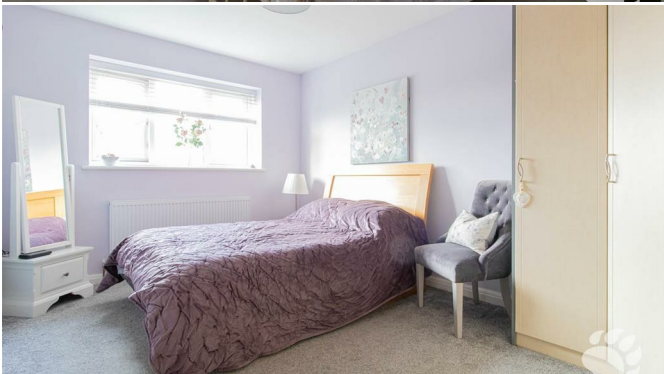
**Downstairs W/C**

**Low-Maintenance South-West Facing Rear Garden**

**Double Garage**

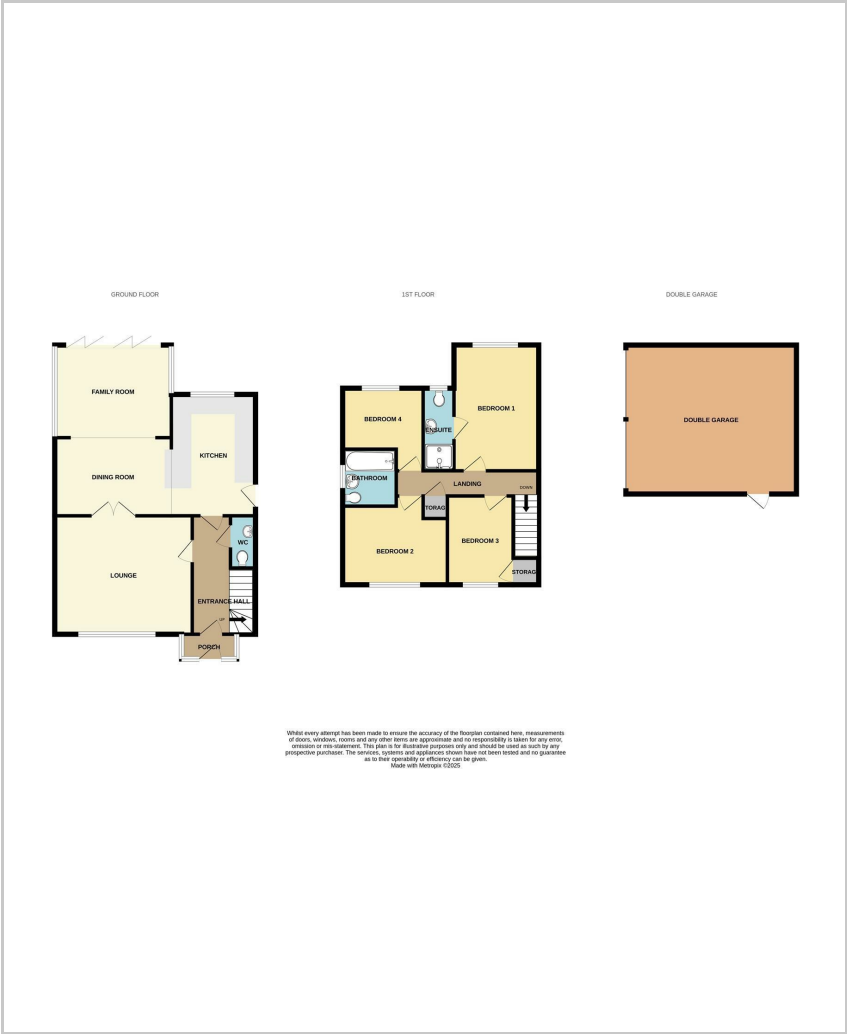
**Driveway Providing Parking for Two Vehicles**

**Front Garden**

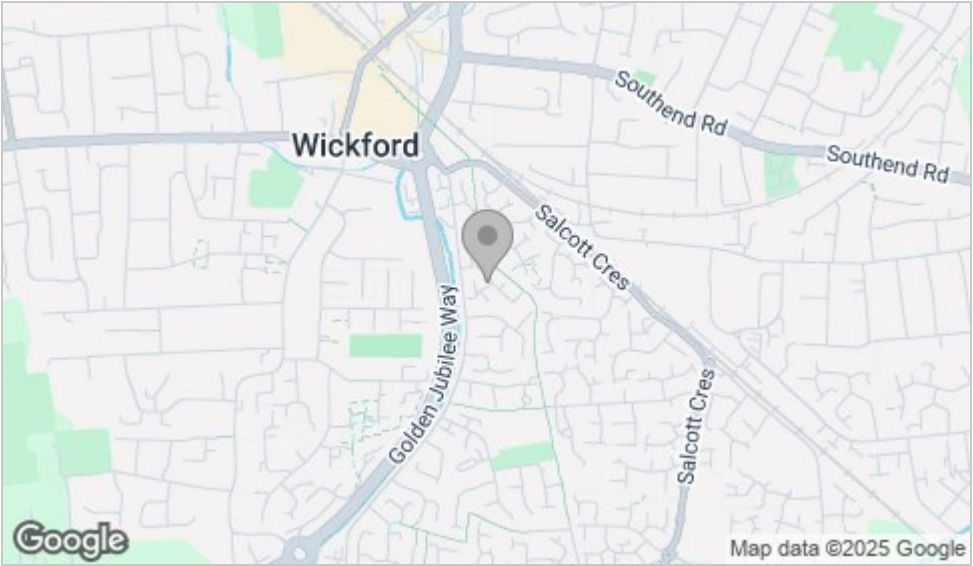




# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

