



Bear Estate Agents are absolutely delighted to bring to the market this beautifully presented and lovingly cared for three bedroom detached home which benefits from its own garage, driveway parking and WEST FACING rear garden, plus en suite to master bedroom.

- Cosy Entrance Hall Allowing Access To Remaining Ground Floor Living Accommodation
- Utility Room 7'1 x 5'
- Master Bedroom 13'3 x 11' With En Suite Shower Room, Bedroom Two 9'1 x 8'8 Plus Bedroom Three 9'1 x 7'2
- Pleasant West Facing Rear Garden With Side Access
- Quiet & Family Friendly Cul De Sac Location
- Kitchen Come Diner 16' x 9'11
- Living Room 16' x 10'9
- Family Bathroom Suite 7'8 x 5'7
- Garage Plus Driveway Parking
- Walking Distance To Town Centre & Rail Links Direct Into London

Camomile Drive

Wickford

£425,000

Guide Price



Camomile Drive



Guide Price - £425,000 - £450,000...

Internally the new owner will be greeted by a cosy entrance hall which allows access to both the main living room and the impressive kitchen come diner with utility room.

The kitchen come diner measures 16' x 9'11 with dual aspect windows and a separate utility room which measures a further 7'1 x 5'. The utility offers access to the garden. The main kitchen come diner offers an abundance of worktop space and storage space and offers the perfect environment in which to both entertain and relax.

The separate living room measures a further 16' x 10'9 with a feature real wood burner which becomes the focal point of the room. There are double doors leading to the west facing garden also.

The first floor commences with a spacious landing allowing access to all three bedrooms and the family bathroom suite.

The master bedroom measures 13'3 x 11' with en suite shower room which consists of the W/C, washbasin and large walk-in shower, bedroom two measures 9'1 x 8'8 whilst bedroom three measures a further 9'1 x 7'7.

Completing the living accommodation is the family bathroom suite which measures 7'8 x 5'7 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally this home continues to impress and excel with a beautiful west-facing rear garden, with an area of decking leading to a larger area laid to lawn. The garden also offers access to the garage and side access to the front.

The front offers vehicular access to the garage plus driveway parking for two vehicles.

Situated within walking distance of the town centre and rail links direct into London the location offers something for all of the family and for all ages. The station itself is a 0.7 mile walk away so perfect for those who work in the city or visit it regularly.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand all that this wonderful family home has to offer.

Guide Price - £425,000 - £450,000...

Freehold.

Council Tax Band E.
Amount £2,624.49.

Cosy Entrance Hall

Impressive Kitchen/Diner

16' x 9'11

Utility Room

7'1 x 5'

Living Room

16' x 10'9

First Floor Landing

Master Bedroom

13'3 x 11'

En Suite Shower Room

Bedroom Two

9'1 x 8'8

Bedroom Three

9'1 x 7'7

Family Bathroom Suite

7'8 x 5'7

Pleasant West Facing Rear Garden

Side Access

Garage

Driveway Parking

Quiet Cul De Sac Location

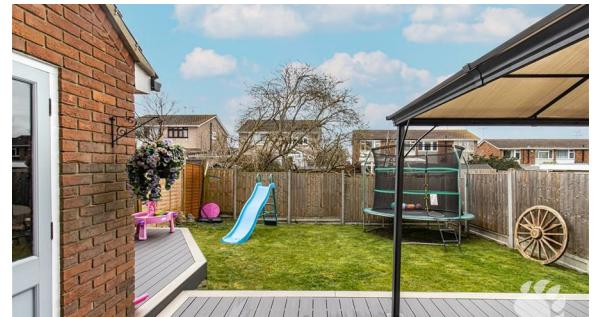
Walking Distance To Town Centre

Less Than Half A Mile Walk To Station

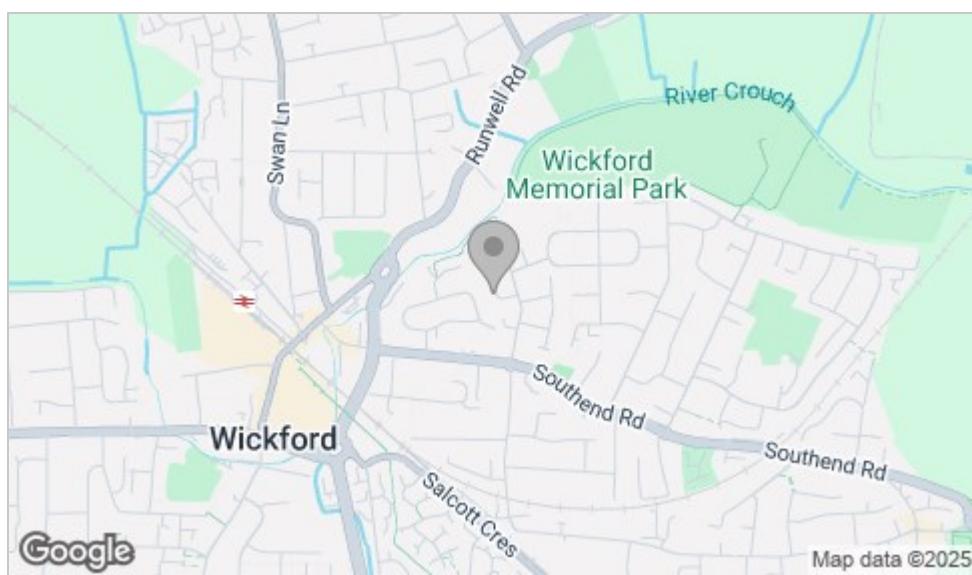
Popular & Family Friendly Location



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(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	