



GUIDE PRICE £600,000 - £625,000. Bear Estate Agents are thrilled to bring to the market this exceptionally well cared for, and highly spacious FOUR/FIVE bedroom, DETACHED house on the sought-after Wick Meadows estate. Iona Way is a delightfully quiet road located centrally on 'The Wick', within a stone's throw the local schools, local shops (Tesco Parade, Salcott Crescent) and bus routes. Furthermore, the home is only a 0.5 mile walk to The Wick Country Park and a 1.2 mile walk to Wickford Railway Station which helpfully connects Stratford and London Liverpool Street on the Greater Anglia service. Wickford High Street is only 1 mile away and hosts a vast array of shops, services and food outlets.

- Sought-After Wick Meadows Estate
- Walking Distance of Local Shops and 'Good' Schools
- 0.5 Miles to Wick Country Park
- 1 Mile to Wickford High Street
- 1.2 Miles to Wickford Railway Station
- Multiple Reception Rooms
- Five Bedrooms
- Three Bathrooms
- Un-overlooked Rear Garden
- Driveway to Front

Iona Way

Wickford

£600,000

Guide Price



Iona Way



This bright and airy detached home, in move-in ready condition, stands out for its flexibility and privacy, perfectly suited for modern family life.

The Layout

On the ground floor, a natural circular flow connects the bay-fronted lounge to a formal dining room with garden access. The lounge measures 17'6 x 11'8 and enjoys a pleasant outlook over the front of the home through its bay window. This leads through to the dining room, measuring 11'2 x 8'9, complete with sliding patio doors opening onto the rear garden.

The refurbished kitchen, designed for family living, boasts ample storage, generous work surface space, stone worktops, sleek gloss-finish cabinets, and room for a breakfast table. A versatile fifth bedroom or playroom, created from the converted garage and measuring 15'8 x 7'10, sits adjacent to a modern walk-in shower room, completing the ground floor.

Upstairs, the primary bedroom measures 10'6 x 13'11 and features an en-suite and fitted wardrobes. Three additional well-proportioned bedrooms provide ample space for the whole family, measuring 12'11 x 8'6 (max), 9'10 x 8'2, and 9'0 x 7'1 respectively. A central family bathroom serves these rooms, fitted with a three-piece suite including a shower over bath. Additional storage cupboards on the landing add further practicality.

The Plot & Parking

The rear garden offers a private, un-overlooked retreat with side pedestrian access and a large storage shed to maintain tidiness. At the front, the driveway accommodates two vehicles side-by-side, with potential for further extension if desired.

Homes on this estate sell very quickly, so we highly recommend arranging a viewing at your earliest convenience.

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.

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Sought-After Wick Meadows Estate

Walking Distance of Local Shops and 'Good' Schools

0.5 Miles to Wick Country Park

1 Mile to Wickford High Street

1.2 Miles to Wickford Railway Station

Entrance Hall

Lounge (17'6 x 11'8)

Dining Room (11'2 x 8'9)

Kitchen (15'3 x 9'6)

Ground Floor Shower Room

Sitting Room / Bedroom 5 (15'8 x 7'10)

Bedroom 1 (13'11 x 10'6)

Three-Piece En-Suite

Bedroom 2 (12'11 x 8'6) max

Bedroom 3 (9'10 x 8'2)

Bedroom 4 (9'10 x 7'1)

Family Bathroom

Ample Storage

Un-overlooked Rear Garden

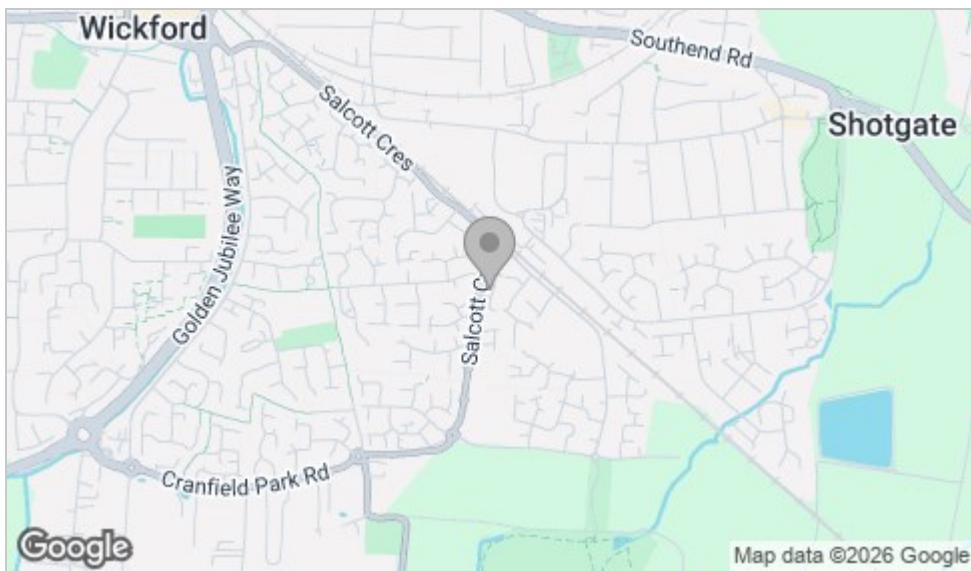
Driveway to Front



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.

Energy Efficiency Graph

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

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