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## **Alicia Avenue, Wickford**

A detached 1970's family home in a pleasant location, close to excellent local schools, that has great potential to create the family home of your dreams.

**Offers In Excess Of £375,000**

01992 87 85 80

## Overall Description

This is a detached 1970's family home in a pleasant residential location close to local schools and other amenities. The property has three bedrooms and a bathroom on the first floor, while downstairs there is a front porch, hallway, cloakroom, sitting/dining room and kitchen. There is a private driveway in the front garden leading to the garage. The back garden has a patio area, central lawn and well-stocked flowerbeds with mature shrubs and trees. The house has double-glazed windows and a warm-air gas central-heating system, and although it would benefit from internal modernisation, on the plus side it also has considerable scope for extension and improvement under permitted development rights, as has already been done to other properties in the area. This excellent family home is being sold with no forward chain and viewing is highly recommended.

## Location

This property sits down a cul-de-sac, in a pleasant residential location, towards the edge of the town of Wickford. Wickford is a popular, family-friendly Essex town with excellent direct train links to London Liverpool Street (approx. 40-50 mins), making it popular with commuters. It boasts top-rated schools, including the "outstanding" rated Beauchamps High School and Hilltop Infant School, both of which are a short walk away. It has a strong sense of community and easy access to beautiful Essex countryside, so offers buyers a quieter, more affordable alternative to nearby London boroughs. There is a Tesco Express a five minute walk away and the town centre has a good variety of shops, a library, an open-air market, and a swimming pool. Wickford is home to a variety of local sports clubs catering to football, cricket, tennis, and fitness including Wickford Town FC (youth football), Wickford Cricket Club, Wickford Lawn Tennis Club, and Runwell Sports and Social Club. Residents can enjoy outdoor areas like Memorial Park and the 50-acre Wickford Country Park, which offers walking trails and scenic lakes. All in all, a pleasant and safe environment to bring up a growing family.

## Accommodation

From the drive the glazed front door leads into the:

### Front Porch 9' x 2'9 (2.74m x 0.84m)

Upvc construction with windows to front and sides. Door to:

### Entrance Hall 7' x 2'7 (2.13m x 0.79m)

Stairs to first floor.

### Downstairs Cloakroom 6'5 x 2'8 (1.96m x 0.81m)

Frosted window to front. Low-level WC. Wash-hand basin with tiled splash-back.

### Sitting/Dining Room 23'11 x 14'6 (7.29m x 4.42m)

Two windows and glazed door to rear overlooking the garden. Fireplace with stone surround, gas coal-effect fire and granite hearth. Under-stairs cupboard.

### Kitchen 9'3 x 8'7 (2.82m x 2.62m)

Window to front. Range of kitchen units with work-tops, one-and-a-half bowl stainless-steel sink unit and tiled splash-back. Electric oven with gas hob and extractor fan above. Space for fridge/freezer. Space and plumbing for washing-machine and dishwasher. Vinyl floor. Boiler cupboard with gas-fired warm air central-heating system. Glazed door to side.

### First Floor 9' x 6' (2.74m x 1.83m)

From the hallway stairs lead up to the landing. Window to front. Airing cupboard with lagged hot-water cylinder and wooden-slatted shelving. Loft hatch.

### Bedroom One 12'6 x 11'5 (3.81m x 3.48m)

Window to rear.

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**Bedroom Two 11'4 x 11'1 (3.45m x 3.38m)**

Window to rear.

**Bathroom 8'3 x 5'7 (2.51m x 1.70m)**

Frosted windows to rear and side. Panel bath with shower attachment. Low-level WC. Wash-hand basin. Half-tiled walls.

**Bedroom Three 8'1 x 7'9 (2.46m x 2.36m)**

Window to front. Fitted shelving, storage cupboard and wardrobe.

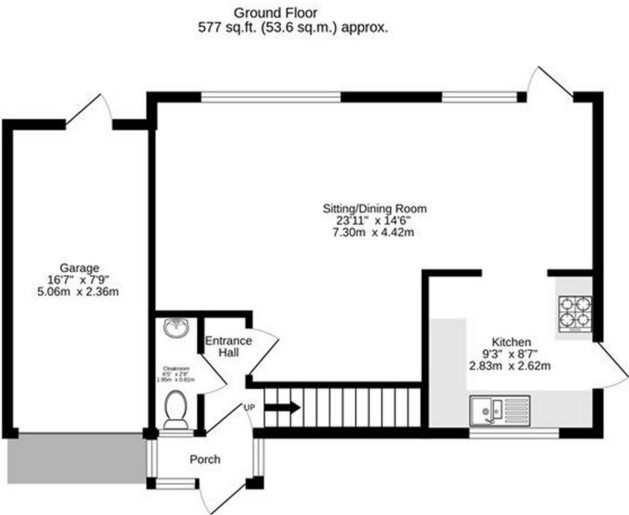
**Outside**

To the front of the property is a low maintenance garden with a private driveway leading up to the GARAGE: 16'7 x 7'9 with garage door, electric light/power and door to the garden. A side gate leads into the attractively landscaped back garden with central lawn, well-stocked flowerbed borders, patio area, fencing for privacy and a GARDEN SHED.

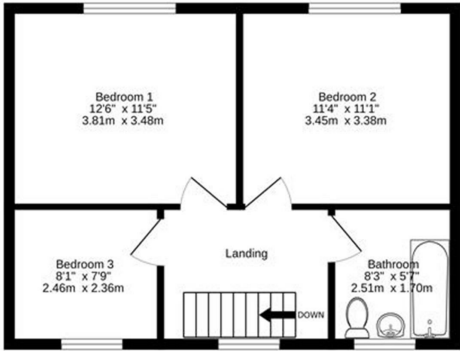
**Services and Other Information**

Mains water, drainage, gas and electricity. Gas-fired warm air central-heating system. Upvc double-glazed windows. Virgin cable connected. Council Tax Band: E.

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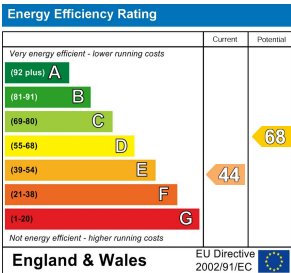
1st Floor  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.