



Browns Avenue, Runwell, Wickford

Guide price £700,000



This beautifully presented 4 bedroom, 3 bathroom chalet bungalow is situated on a quiet lane in the village of Runwell. With 3 reception rooms and a stunning outbuilding that has been expertly converted into a bar/office, there is ample entertaining space. Basking in sunshine and immaculately presented, the sizeable garden has rolling countryside views. There is off street parking for 4+ vehicles. Both spacious and immaculately finished, this family home truly wants for nothing.

Runwell itself is situated close to Wickford, between Basildon and Chelmsford. Runwell is a picturesque village, with an excellent nursery, local primary school and two village pubs. There are beautiful countryside walks and good transport links, with Wickford railway station only a short drive away.

Approximately 9 miles away and you can be in Chelmsford's city centre. This provides an extensive range of shops, restaurants, social facilities and highly regarded schools and its main line railway station provides a regular service into London Liverpool Street with an estimated average journey time of 30 minutes.



Ground Floor

Kitchen/Breakfast Room 14'8" x 13'6" (4.49 x 4.12)
Recently renovated, this room has been both thoughtfully designed and expertly executed to create a stunning farmhouse feel, contemporary kitchen which is the heart of this family home.

Living Room 11'2" x 11'2" (3.42 x 3.41)
A generously sized living room, that opens onto the playroom and the dining space to create the perfect open plan entertaining space or family room.

Dining Room 11'2" x 11'0" (3.42 x 3.36)
Flooded in natural light from the dual aspect windows and boasting beautiful wooden floors, the dining space opens directly onto the garden via double doors.

Play Room 19'7" x 7'5" (5.98 x 2.27)
Benefitting from 3 reception rooms, the playroom extends to nearly 20ft and leads on to the conservatory.

Conservatory 10'5" x 7'5" (3.19 x 2.27)
With views of the beautifully landscaped garden, the conservatory allows you to enjoy the garden all year round or provides extra entertaining space or a place to unwind.

Bedroom 3 14'7" x 14'5" (4.45 x 4.4)
This spacious double bedroom has inbuilt storage and an ensuite bathroom.

Ensuite 8'3" x 3'4" (2.54 x 1.04)
A beautifully finished ensuite bathroom comprising low level WC, walk in corner shower and basin.

Bedroom 4 11'3" x 9'4" (3.45 x 2.86)
A fourth double bedroom to the front of the property.

Bathroom 10'11" x 7'8" (3.33 x 2.36)
This modern bathroom, in keeping with the rest of the property, has been finished to an exceptionally high standard. The room boasts beech effect tiled flooring and tiled walls. There is a walk in shower, bath, low level WC and basin.

First Floor

Bedroom 1 20'0" x 10'9" (6.12 x 3.28)
Upstairs, there are a further two bedrooms. The principle bedroom is generously sized and boasts a side room which makes for the perfect spacious walk in wardrobe or office.

Bedroom 2 18'5" x 9'1" (5.63 x 2.78)
A good sized double bedroom with velux window and neutral decor.

Bathroom 7'3" x 7'1" (2.22 x 2.16)
There is a further bathroom on the first floor. Also modern and of a good size, the bathroom comprises walk in shower, basin and low level WC.

Outside

Bar 21'3" x 15'4" (6.49 x 4.68)
At the bottom of the garden, there is a large outbuilding. This has been expertly converted into a bar providing the perfect entertaining space.

Office 15'2" x 10'10" (4.63 x 3.32)
An outside office space, this would be ideal for an individual who can work from home. It could also be used as an outside gym.

W/C 2 5'6" x 4'7" (1.69 x 1.41)
The bar/ office building benefits from having two WCs.

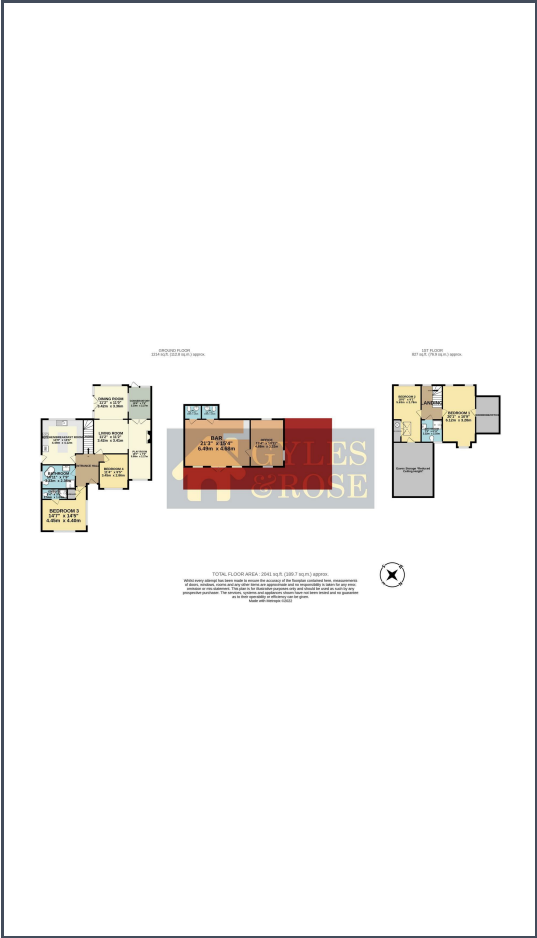
Garden

Basking in sunshine, this generously sized garden has a patio area perfect for outside dining and a large area laid to lawn. At the bottom of the garden, there is a large undercover decked area perfect for all year round entertaining. This is shown on the floor plan in red.

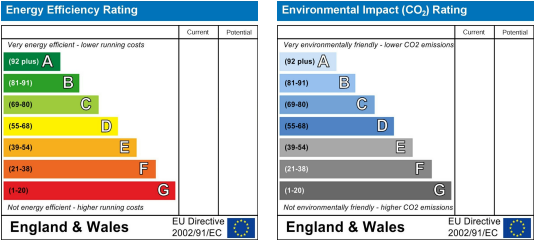
Area Map



Floor Plans



Energy Efficiency Graph



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