



PERIOD
HOMES



Belmont Avenue
Wickford Essex SS12 0HP
Guide Price £550,000

Belmont Avenue, Wickford, Essex SS12 0HP

GUIDE PRICE £550,000 - £575,000.

A truly exceptional halls-adjoining character home having undergone a comprehensive and extensive renovation program and now offers a stunning high quality contemporary interior, which is both flexible and well appointed. Approached via a private driveway to the front providing off street parking for two vehicles.

On entering the home you are welcomed into a spacious hallway which allows you to appreciate the extent of the works the current vendors have carried out. The entrance boasts stairs leading to the first floor and a hallway giving access to both reception rooms. To the front of the home is a wonderfully spacious lounge / dining room with bay window to front and feature picture rail and fireplace. The heart of the home is definitely the newly fitted and extended kitchen / breakfast room with a partly vaulted ceiling and French doors leading to the rear garden. The kitchen offers a range of integrated appliances including oven, combi-oven, and hob plus space for a freestanding American style fridge/freezer.

To the first floor are two bedrooms and a large family bathroom with freestanding roll top bath. The principle bedroom is to the front of the house and is larger than average, giving the possibility of adding an en-suite shower room. There is an additional bedroom located on the top floor which boasts impressive views towards Rettendon Church and Rayleigh. There is also a WC off this bedroom with the potential of adding a shower cubicle.

Externally the garden has been beautifully matured and maintained by the current vendors, commencing with a raised decked area followed by a neatly laid lawn and path to the summer house.

Viewing highly recommended to appreciate the accommodation and views from the top floor.





ENTRANCE HALL

LIVING ROOM

26'2 x 12'6 (7.98m x 3.81m)

CLOAKROOM/WC

KITCHEN/DINING ROOM

22'3 x 11'1 (6.78m x 3.38m)

FIRST FLOOR LANDING

BEDROOM ONE

16'5 x 14'3 (5.00m x 4.34m)

BEDROOM THREE

11'8 x 10'7 (3.56m x 3.23m)

BATHROOM

SECOND FLOOR

BEDROOM TWO

17'7 x 11'3 (5.36m x 3.43m)

EN-SUITE W/C

REAR GARDEN

SUMMER HOUSE/SHED

10'5 x 7'8 (3.18m x 2.34m)

STORAGE ROOM

7'8 x 5'3 (2.34m x 1.60m)

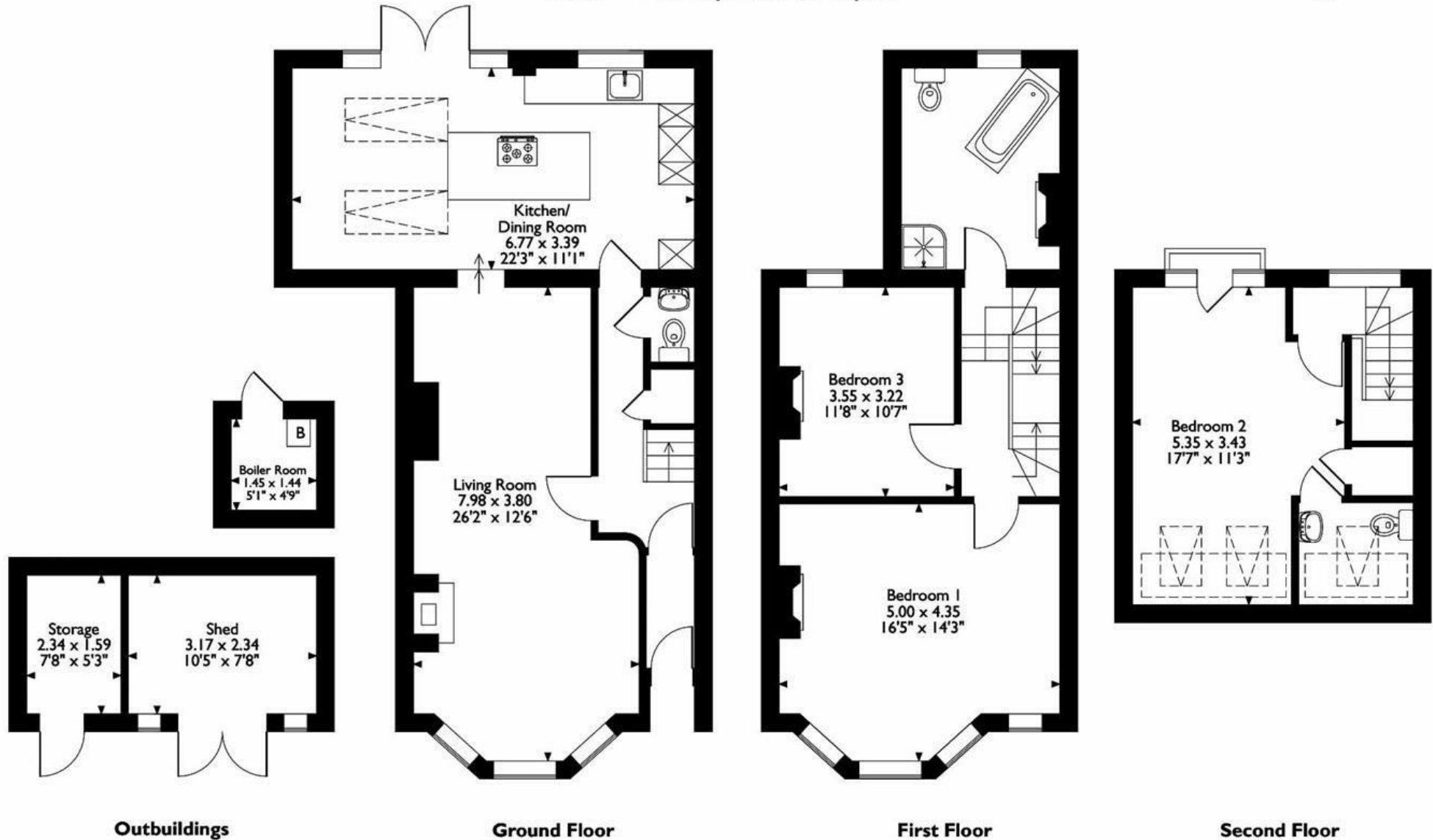
BOILER ROOM

5'1 x 4'9 (1.55m x 1.45m)

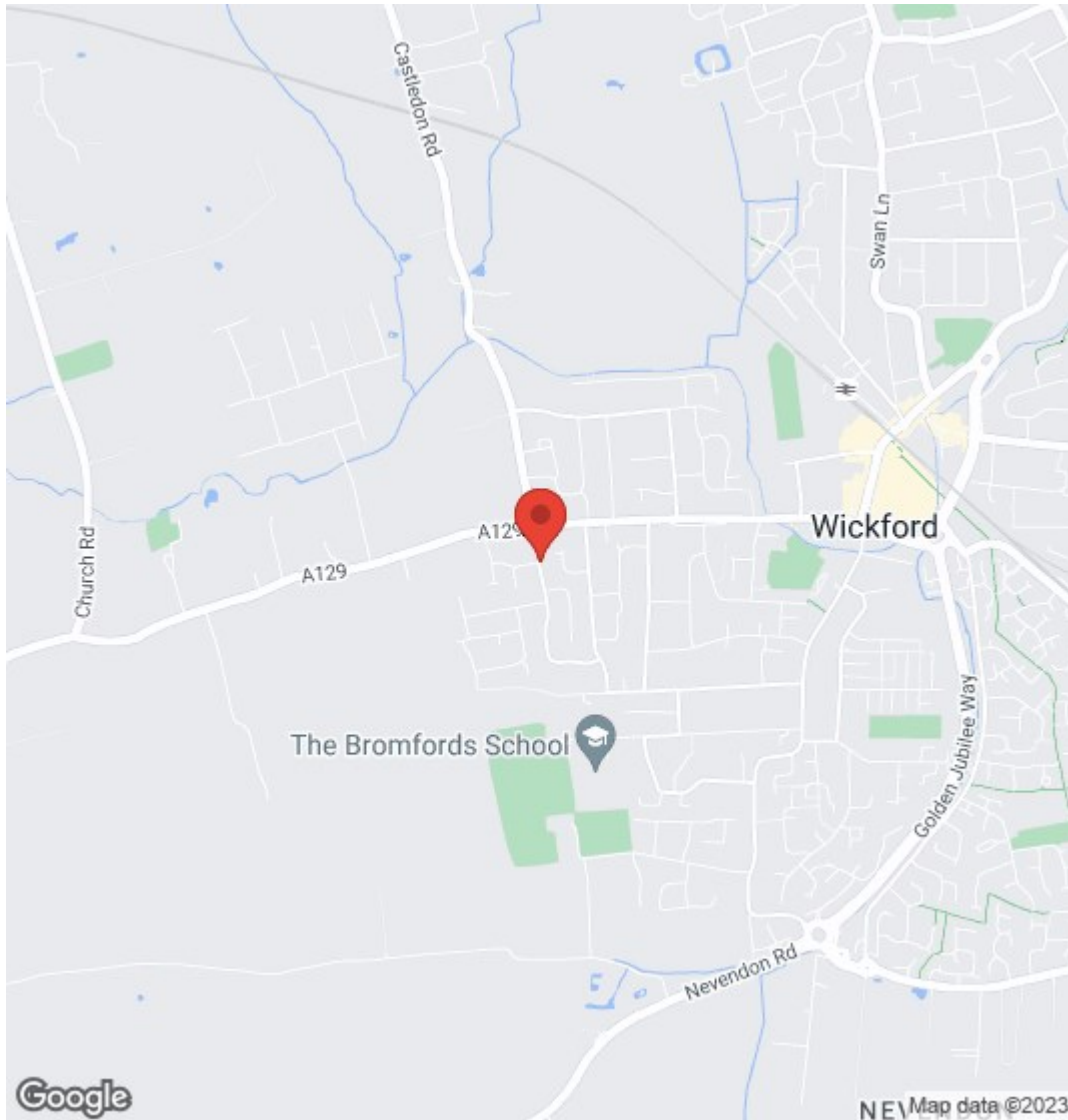




Belmont Avenue, Wickford, Essex
 Approximate Gross Internal Area
 Main House = 130 Sq M/1399 Sq Ft
 Outbuildings = 13 Sq M/140 Sq Ft
 Total = 143 Sq M/1539 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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	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	EU Directive 2002/91/EC

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
www.periodhomes.co.uk

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