



Brock Hill
Runwell, Wickford SS11 7NS
Guide Price £520,000-£535,000

Brock Hill, Runwell, Wickford, SS11 7NS

GUIDE £520,000 - £535,000

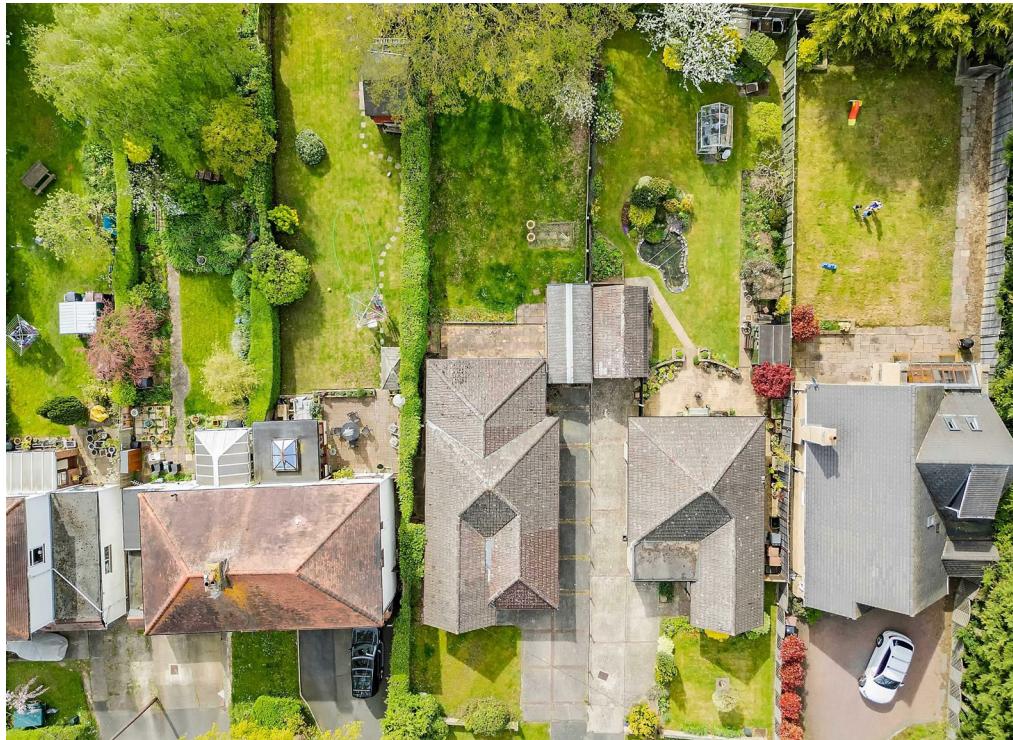
ARTIST'S IMPRESSION PROVIDES INSPIRATION FOR A CONTEMPORARY REMODEL, SUBJECT TO NECESSARY CONSENTS

OFFERED WITH NO ONWARD CHAIN. A fantastic opportunity on the outskirts of Wickford, this detached three-bedroom bungalow offers the perfect blank canvas for those with a vision for transformation. Found just 1.5 miles from Wickford's bustling High Street and mainline Railway Station, this property presents an idyllic blend of suburban living and convenience.

Approached by a private driveway with ample off-street parking leading to the detached garage adding to the property's versatility. The bungalow itself exudes potential, with spacious rooms that await a modern touch. While in need of modernization, the layout lends itself to endless possibilities, allowing you to create the home of your dreams. Whether you envision an open-plan living space, a contemporary kitchen, or stylish bathroom updates, this property provides the ideal foundation for your creative vision. All rooms are accessed via a central hallway with the bedrooms situated at the front of the home and a family bathroom with a window to the side aspect. The rear of the home lends itself to being opened up to create more modern open plan living.

One of the standout features of this bungalow is the un-overlooked garden, offering a private oasis for relaxation and outdoor activities. Imagine summer barbecues, gardening, or simply unwinding in your own peaceful sanctuary. Wickford's location is a significant draw, with its vibrant High Street offering a plethora of shops, restaurants, and local amenities, ensuring that your everyday needs are easily met. The mainline station is a mere 1.5 miles away, providing excellent connectivity to London and other key destinations, making it an ideal location for commuters.

In summary, this detached three-bedroom bungalow in Wickford is a rare find, offering the chance to create a personalized haven within a highly sought-after neighborhood. With off-street parking, a detached garage, and an unoverlooked garden, this property combines practicality and potential in a location that strikes the perfect balance between suburban tranquility and urban accessibility. Don't miss the opportunity to transform this space into your dream home.



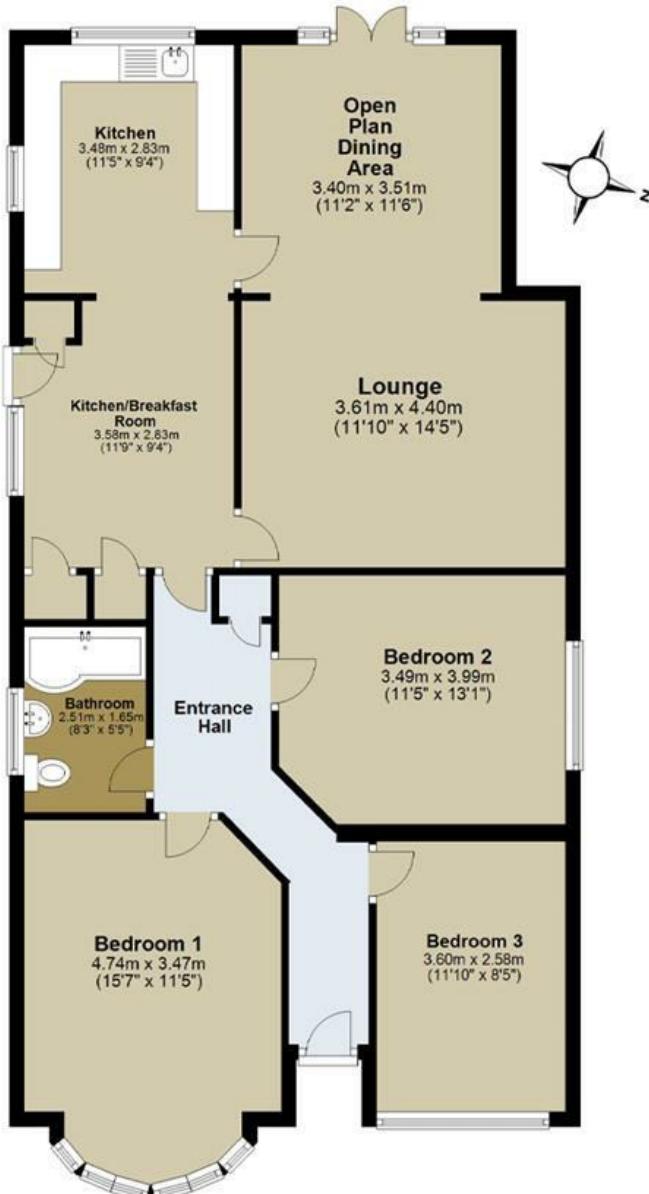






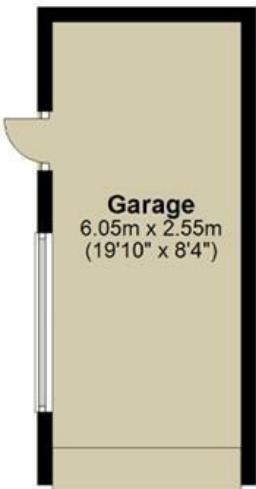
Ground Floor

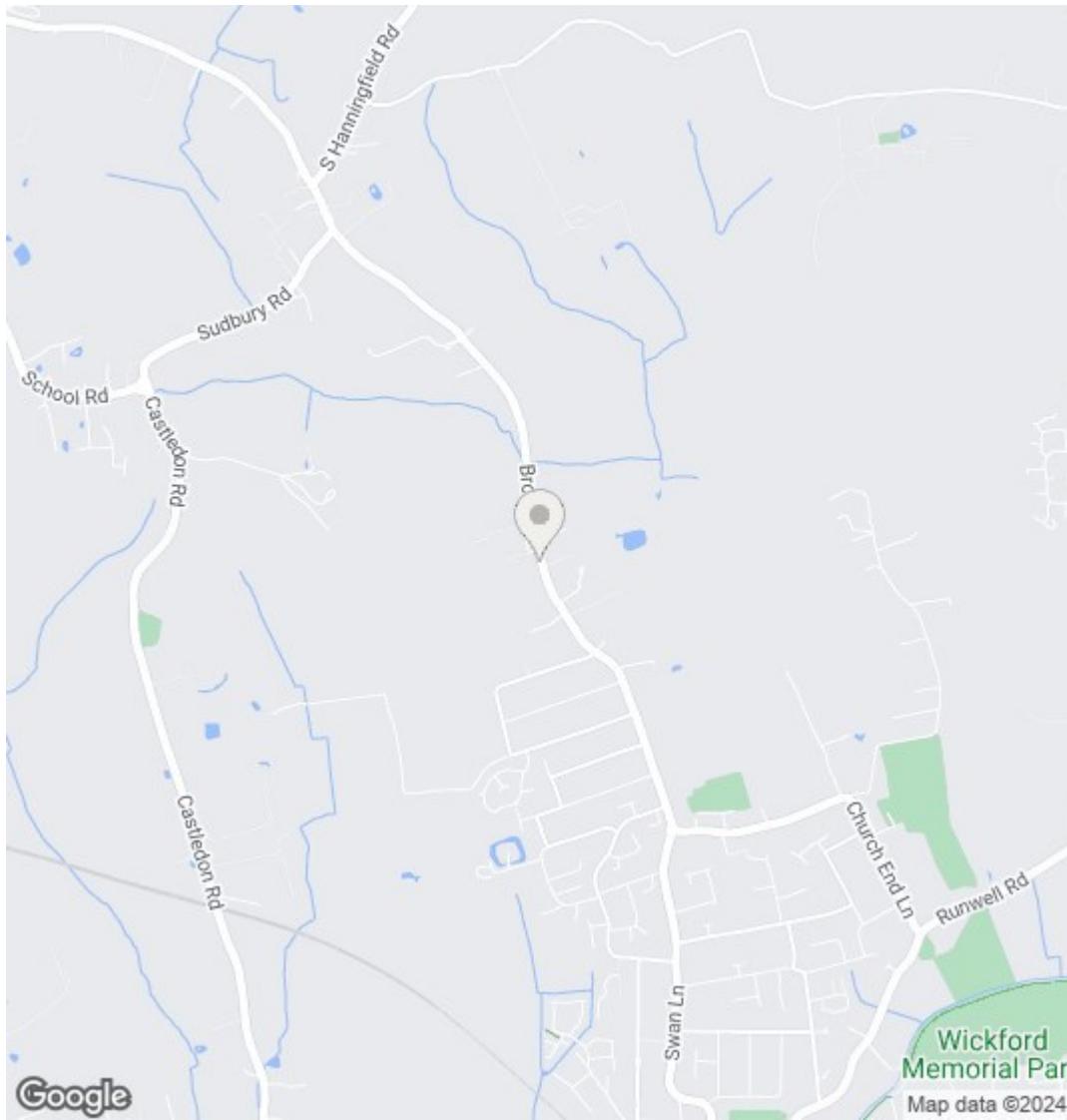
Approx. 103.5 sq. metres (1114.5 sq. feet)



Outbuilding

Approx. 15.4 sq. metres (166.1 sq. feet)





| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 86 |
| (81-91) | B | |
| (69-80) | C | 66 |
| (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 | |

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

www.walkersestates.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

