



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

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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.



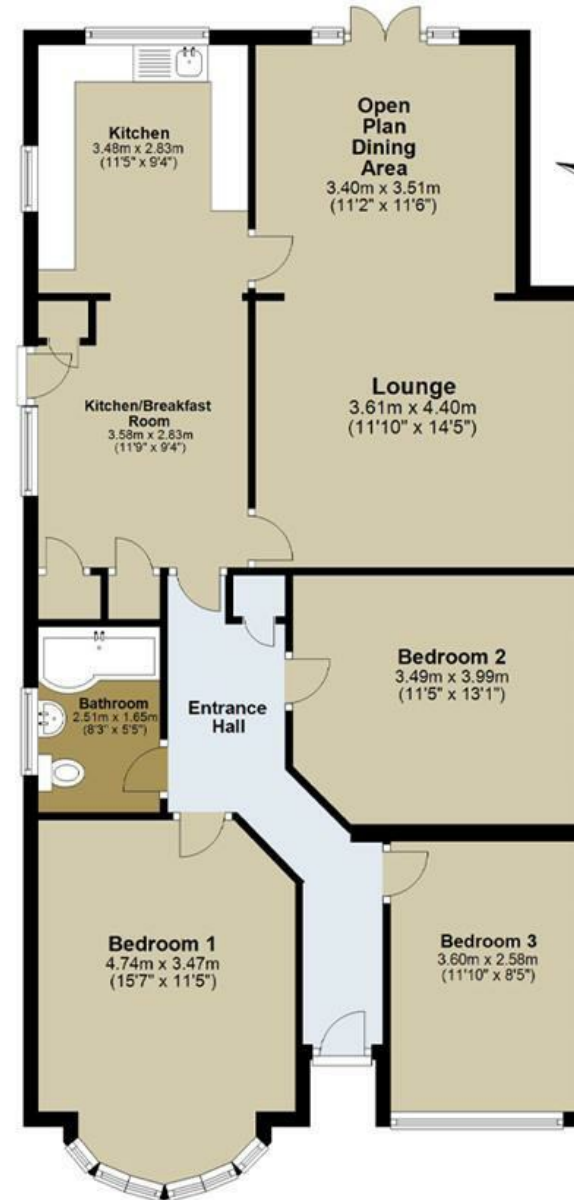






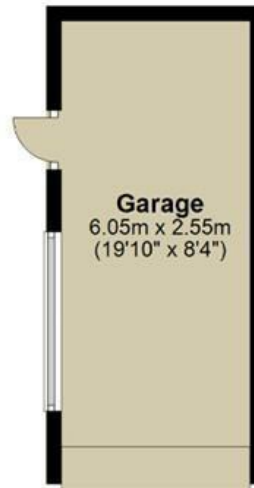
## Ground Floor

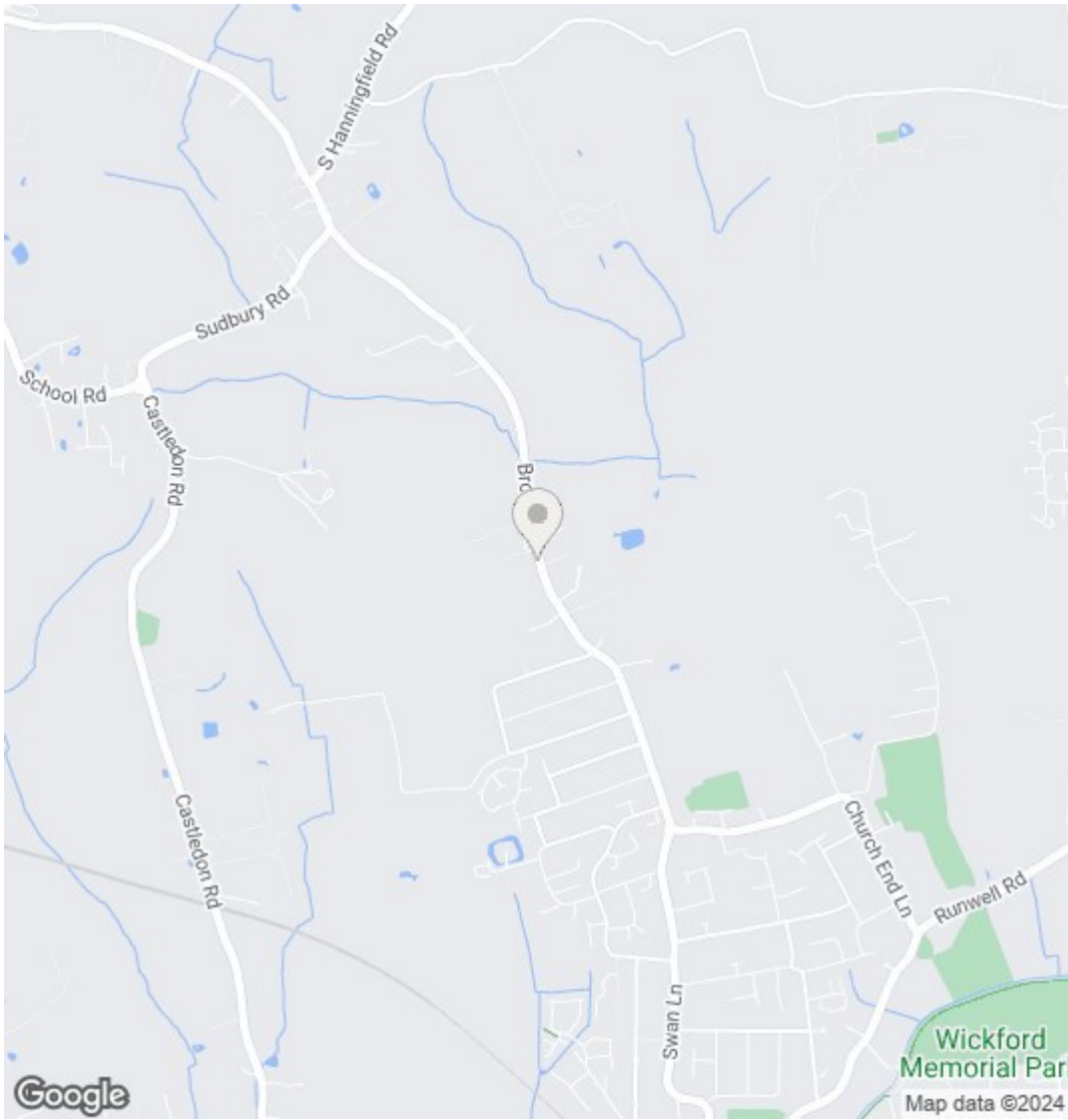
Approx. 103.5 sq. metres (1114.5 sq. feet)



## 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		
(55-68) D	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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