



**HORKESLEY WAY
WICKFORD, SS12 9AW**

**OFFERS IN EXCESS OF £350,000
FREEHOLD**

** NO ONWARD CHAIN - A SURPRISINGLY SPACIOUS TWO BEDROOM HOUSE IS LOCATED ON THE POPULAR WICK MEADOWS DEVELOPMENT - LARGE CONSERVATORY EXTENSION, GENEROUS PARKING FOR MULTIPLE CARS & GARAGE **

RP&C.
RICKY, PLANT & CHEN-PORTER

HORKESLEY WAY

- Popular Wick Meadows Location
- Two bedroom house
- Lounge & Kitchen/Diner
- Large conservatory addition
- Bathroom/w.c
- Double glazed & gas central heating
- 40ft rear garden - Generous parking & garage to side
- Close to High Street & well regarded schools
- Close to major rail links serving London's Liverpool Street
- No onward chain



RP&C Estate Agents are delighted to offer for sale with no onward chain this deceptively spacious two-bedroom semi-detached house, benefitting from a large driveway providing off-street parking for multiple vehicles.

The well-presented accommodation comprises a welcoming lounge, which flows through to a kitchen/diner, leading into a good-sized conservatory extension overlooking the rear garden. To the first floor are two generous double bedrooms and a family bathroom. The property further benefits from double glazing and gas central heating throughout.

Externally, the rear garden measures approximately 40 feet, offering an excellent outdoor space for entertaining or family use.

Ideally positioned on the popular Wick Meadows development, the property provides easy access to Wickford Station, offering direct links to London Liverpool Street, as well as Wickford High Street with its wide range of cafes, bars, eateries and shops.

An ideal purchase for first-time buyers, downsizers or investors alike, an early viewing is highly recommended.

Entrance

Lounge

Kitchen/Diner

Conservatory

First Floor Landing

Bedroom Two

Bedroom One

Bathroom/w.c

Rear Garden

The garden measures some 40 feet in depth

Frontage

A large independent driveway can park multiple cars, access to the garage.

HORKESLEY WAY





ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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