



**Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Douglas Drive,  
Wickford, Essex, SS12**

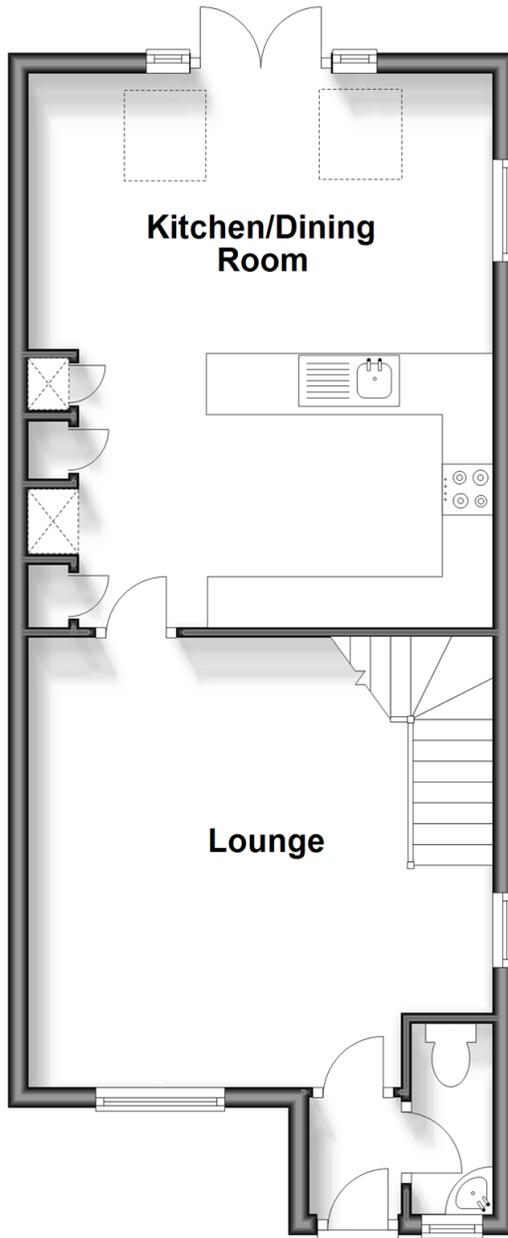
**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

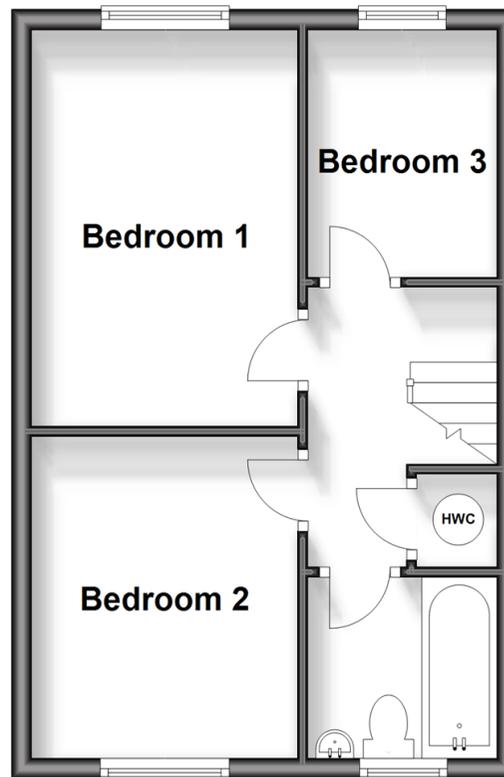
## Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Cloakroom

Lounge: 15'2 x 14'0 (4.63m x 4.27m)

Kitchen: 13'2 x 8'8 (4.02m x 2.64m)

Dining Area: 13'11 x 8'9 (4.24m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1: 12'10 x 8'9 (3.91m x 2.67m)

Bedroom 2: 10'3 x 8'5 (3.13m x 2.57m)

Bedroom 3: 7'11 x 6'2 (2.41m x 1.88m)

Bathroom

### OUTSIDE

Rear Garden

Garage



## Main features

- Extended semi detached
- Beautiful kitchen/diner family room
- Garage with off street parking
- Popular Wick Meadows development.
- Granted planning permission in 2022 valid until 2025 for two storey side extension



### Nearest Schools

Primary Schools: Oakfield Primary 0.3 miles, Wickford Junior School 1.0 miles, North Crescent Primary 1.0 miles

Secondary Schools: Castledon School 1.0 miles, The Bromfords School 1.2 miles, Beauchamps High School 2.2



### Transport Information

Train Stations: Wickford 1.1 miles, Battlesbridge 3.6 miles, Benfleet 4.3 miles



### Address

Douglas Drive, Wickford, Essex, SS12



### Directions

For directions to this property please contact us.



Call Wickford Branch 01268 561287 ■ [douglasallen.co.uk](https://www.douglasallen.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

53411430/20240408/AH/AH