



Price

£650,000

Freehold

5x  3x  1x 

West Beech Avenue,  
Wickford, Essex, SS11

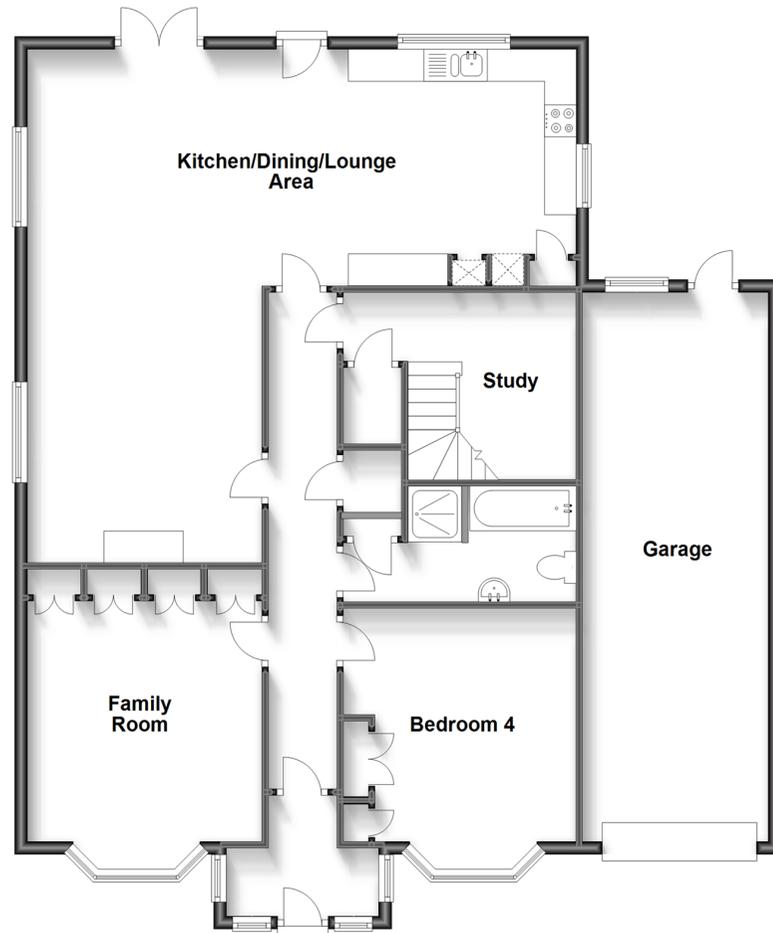
**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards

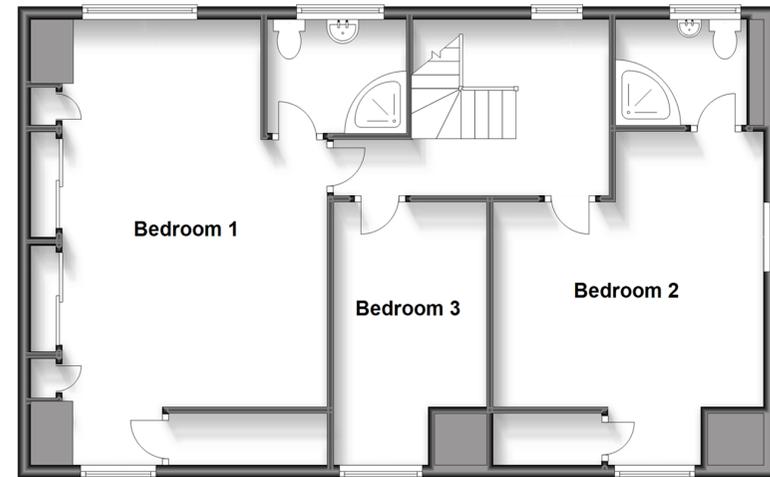
### Ground Floor

Approx. 110.7 sq. metres (1191.8 sq. feet)



### First Floor

Approx. 80.7 sq. metres (868.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Dining/Lounge Area: 28'7 x 26'0  
(8.72m x 7.93m)

Study : 12'1 x 9'6 (3.69m x 2.90m)

Bedroom 4: 13'1 x 12'0 (3.99m x 3.66m)

Family Room/Bedroom 5: 13'11 x 12'1 (4.24m  
x 3.69m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 22'9 x 13'10 (6.94m x 4.22m)

En-Suite Shower Room

Bedroom 2: 17'0 x 13'9 (5.19m x 4.19m)

En-Suite Shower Room

Bedroom 3: 13'6 x 7'10 (4.12m x 2.39m)

### OUTSIDE

Large Rear Garden

Off Street Parking

2 Garages

2 Outbuildings



## Main features

- 5 bedroom detached house
- large rear garden
- 3 Bathrooms
- 2 garages with a wealth of off street parking
- Catchment area for Wickford C of E and Hilltops Primary Schools and Beauchamps Secondary School



### Nearest Schools

Primary Schools: Wickford Junior School 0.8 miles, North Crescent Primary 0.8 miles, Grange Primary 0.8 miles

Secondary Schools: Beauchamps High School 1.1 miles, Castledon School 1.8 miles, The Bromfords School 2.0



### Transport Information

Train Stations: Wickford 0.9 miles, Battlesbridge 3.5 miles, Rayleigh 4.3 miles



### Address

West Beech Avenue, Wickford, Essex, SS11



### Directions

For directions to this property please contact us.



Call Wickford Branch 01268 561287 ■ [douglasallen.co.uk](https://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:
	C(74)	B(82)

53412259/20230719/SP/SP