



**Price**

**£225,000**

**Leasehold**

2x  2x  1x 

**The Oaks, Battlesbridge,  
Wickford, Essex, SS11**



**Video Tour available**



**DOUGLAS  
ALLEN**

Helping you move forwards





## Main features

- 2 bedroom park home
- En-suite to bedroom 1 plus additional shower room
- Fitted kitchen and utility room
- Off road parking for 2 cars
- Over 55's only
- Site fees and maintenance charges to pay monthly



### Transport Information

Train Stations: Battlesbridge 1.0 miles, Woodham Ferrers 1.5 miles, Rayleigh 2.9 miles

## Accommodation

### GROUND FLOOR

**Lounge:** 24'4 x 11'1 (7.42m x 3.38m)

**Dining Room:** 10'4 x 8'0 (3.15m x 2.44m)

**Kitchen:** 8'10 x 8'0 (2.69m x 2.44m)

**Utility room :** 8'0 x 5'2 (2.44m x 1.58m)

**Bedroom 1:** 11'4 x 9'5 (3.46m x 2.87m)

**En-Suite**

**Bedroom 2:** 9'8 x 9'5 (2.95m x 2.87m)

**Shower Room**

### OUTSIDE

**Off Road Parking**

**Terrace/Decking Area**

**Call Wickford - 01268 561287 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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