



**Price**

**£470,000**

**Freehold**

2x  1x  2x 

**Brock Hill, Runwell,  
Wickford, Essex, SS11**



## Main features

- Offers in region of £470,000.
- 2 separate reception rooms.
- Large Kitchen.
- Conservatory providing all year round vista's of the rear garden.
- Spacious rooms ideal for downsizing and enjoying life.



### Nearest Schools

Primary Schools: Runwell Community Primary 0.2 miles, Wickford Junior School 0.8 miles, Hilltop Junior School 1.1 miles

Secondary Schools: Beauchamps High School 1.3 miles, The Bromfords School 1.4 miles, Castledon School 1.6 miles



### Transport Information

Train Stations: Wickford 0.7 miles, Battlesbridge 1.9 miles, Woodham Ferrers 4.0 miles

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 13'11 x 10'11 (4.24m x 3.33m)

Kitchen: 18'7 x 8'8 (5.67m x 2.64m)

Dining Room: 13'10 x 9'0 (4.22m x 2.75m)

Conservatory: 19'10 x 8'11 (6.05m x 2.72m)

Bedroom 1: 13'6 x 10'11 (4.12m x 3.33m)

Bedroom 2: 9'11 x 9'2 (3.02m x 2.80m)

#### Shower Room

### OUTSIDE

#### Garage

#### Off Street Parking

#### Front and Rear Garden

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



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