



**Price**  
**£500,000**

**Freehold**

4x  2x  2x 

**Balfour Close, Wickford,  
Essex, SS12**

**OVER 60?**

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



Video Tour available



**DOUGLAS  
ALLEN**

Helping you move forwards



## Main features

- 4 bedroom detached property.
- Newly fitted kitchen.
- En-suite shower room.
- Catchment of Oakfield Primary School and Bromfords Secondary School.
- Offered with no onward chain.

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lounge : 18'2 into bay x 11'7 (5.54m x 3.53m)
- Dining Room: 11'5 x 8'11 (3.48m x 2.72m)
- Kitchen/Breakfast Room: 15'1 x 9'6 (4.60m x 2.90m)
- Cloakroom

### FIRST FLOOR

- Landing
- Bedroom 1: 13'5 up to fitted wardrobes x 11'6 (4.09m x 3.51m)
- En-Suite
- Bedroom 2: 12'11 x 8'10 (3.94m x 2.69m)
- Bedroom 3: 9'10 x 7'7 (3.00m x 2.31m)
- Bedroom 4 : 9'9 x 5'6 up to fitted wardrobes (2.97m x 1.68m)
- Bathroom

### OUTSIDE

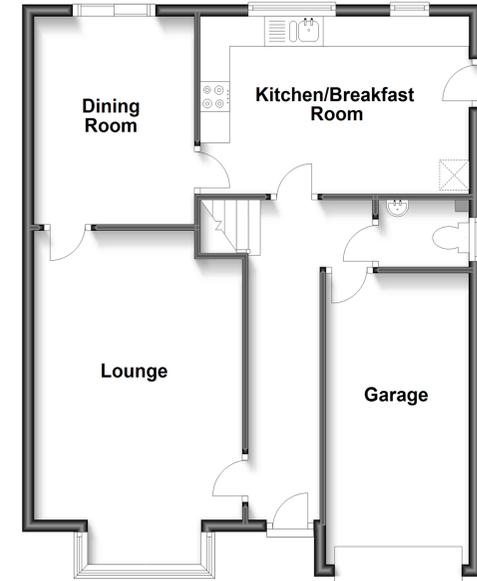
- Off street Parking
- Rear Garden: 52'0 x 0'0 (15.86m x 0.00m)
- Garage via own drive: 16'8 x 8'0 (5.08m x 2.44m)

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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

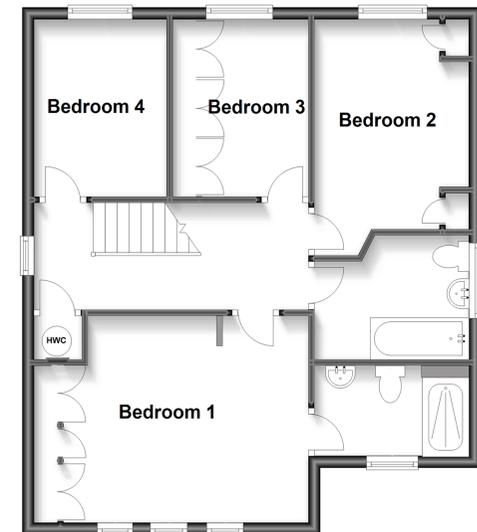
### Ground Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



### First Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



53412504/20230121/SP/SP