



**Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Tollesbury Close,  
Wickford, Essex, SS12**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 3 bedroom detached house.
- Newly fitted kitchen.
- Conservatory.
- Garage with off street parking via own drive for two vehicles.
- Wick Meadows location with access to Oakfield Primary School.

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 21'7 x 10'9 (6.58m x 3.28m)

Kitchen: 10'1 x 8'1 (3.08m x 2.47m)

Conservatory: 9'11 x 7'2 (3.02m x 2.19m)

### FIRST FLOOR

Landing

Bedroom 1 : 11'4 x 10'11 (3.46m x 3.33m)

Bedroom 2 : 10'10 x 9'7 (3.30m x 2.92m)

Bedroom 3 : 9'11 x 8'4 (3.02m x 2.54m)

Bathroom

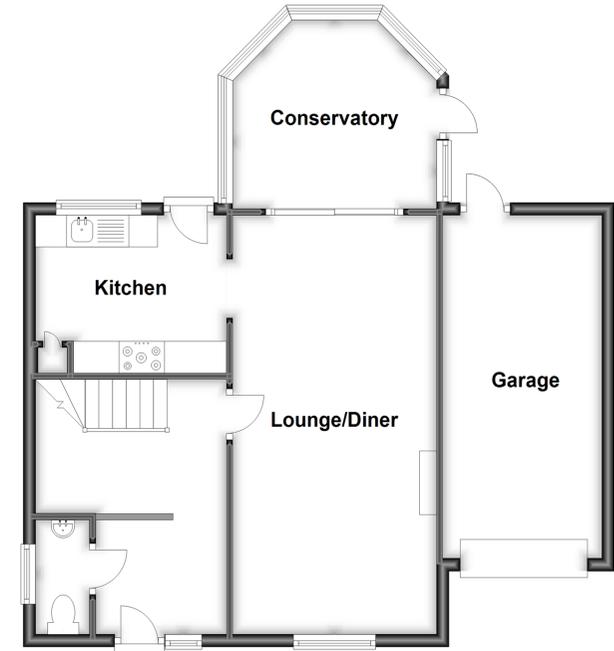
### OUTSIDE

Large Rear Garden

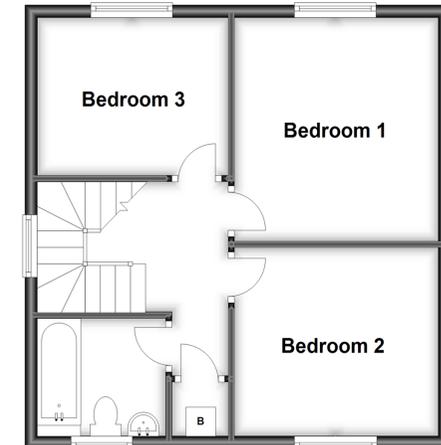
Garage

Off Street Parking

**Ground Floor**  
Approx. 65.9 sq. metres (708.8 sq. feet)



**First Floor**  
Approx. 42.3 sq. metres (456.8 sq. feet)



**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.



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