



Price
£375,000

Freehold

3x  1x  1x 

**Roding Way, Wickford,
Essex, SS12**

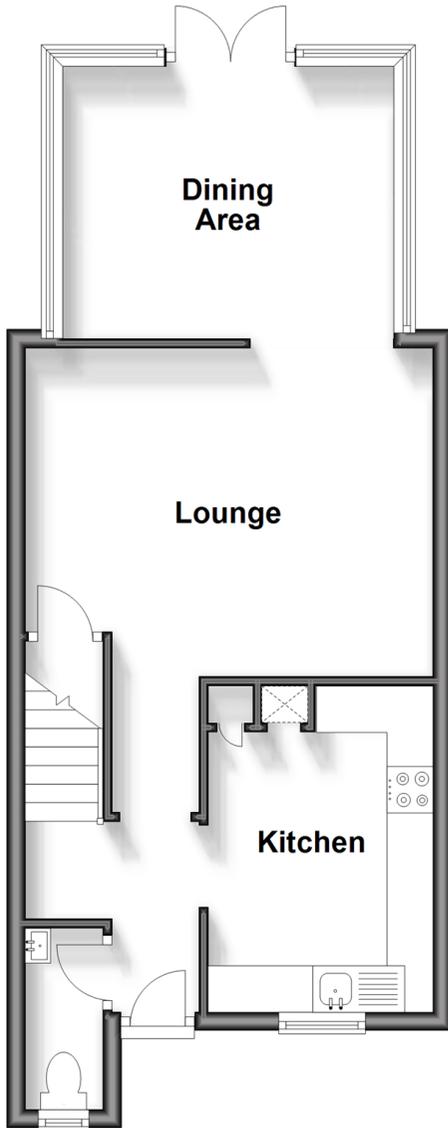
OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards

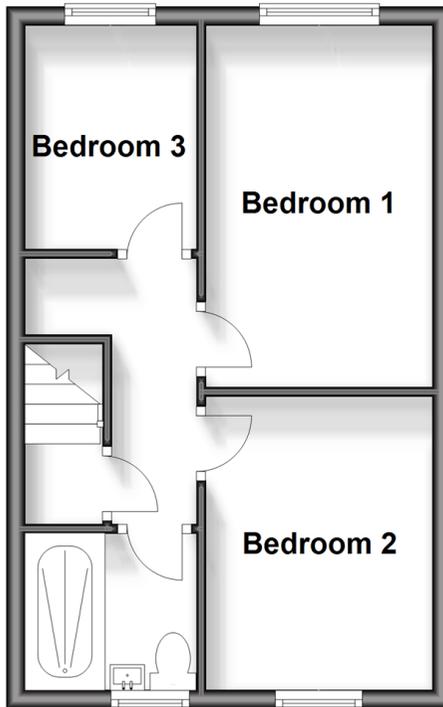
Ground Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



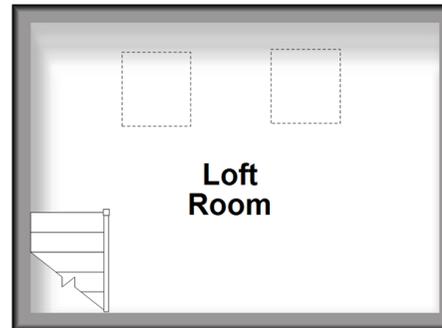
First Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Second Floor

Approx. 13.8 sq. metres (149.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen: 11'5 x 8'1 (3.48m x 2.47m)

Lounge: 14'8 x 11'7 (4.47m x 3.53m)

Dining Area: 12'3 x 9'11 (3.74m x 3.02m)

FIRST FLOOR

Landing

Bedroom 1: 12'11 x 8'2 (3.94m x 2.49m)

Bedroom 2: 10'4 x 8'2 (3.15m x 2.49m)

Bedroom 3: 7'8 x 6'2 (2.34m x 1.88m)

Shower Room

SECOND FLOOR

Loft Room: 14'6 x 10'3 (4.42m x 3.13m)

OUTSIDE

Rear Garden

Garage

Off Street Parking



Main features

- Popular Wick Meadows development.
- Beautiful refitted kitchen
- Dining area featuring sky light
- Off Street parking with garage with an additional allocated parking space
- Within catchment to the popular Oakfield Primary School.

Nearest Schools

Primary Schools: Wickford Junior School 0.8 miles, North Crescent Primary 0.8 miles, Runwell Community Primary 0.9 miles

Secondary Schools: The Bromfords School 1.3 miles,

Transport Information

Train Stations: Wickford 1.0 miles, Battlesbridge 3.3 miles, Benfleet 4.6 miles

Address

Roding Way, Wickford, Essex, SS12

Directions

For directions to this property please contact us.



Call Wickford Branch 01268 561287 ■ [douglasallen.co.uk](https://www.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: C(72)	POTENTIAL: B(84)
	53412810/20240402/GM/AH	