



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

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

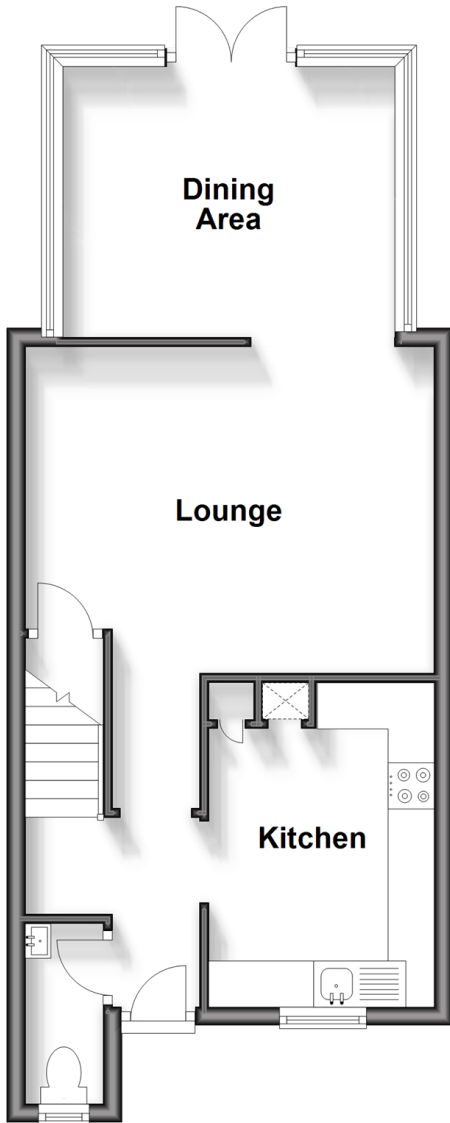
**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards

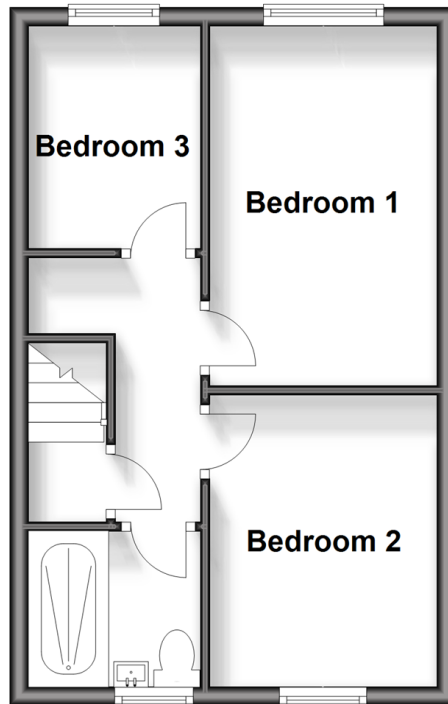
## Ground Floor

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



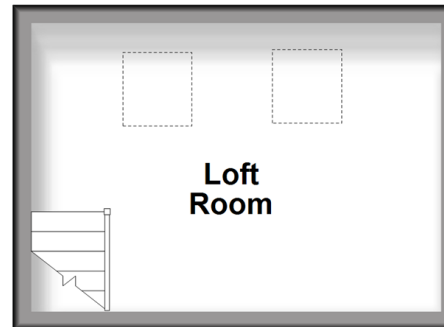
## First Floor

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://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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