

**Cartlodge Avenue, Wickford
SS11 8HN
£380,000 Freehold**

Town & Country
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- **Three Bedroom Family Home**
- **Large South facing Garden**
- **Two Open Plan Reception Rooms**
- **Kitchen/Breakfast Room**
- **Utility and Cloakroom**
- **Garden Structure Perfect For Home Office/Gym**
- **Off Road Parking**
- **Close To Wonderful Schools**
- **Easy Stroll To The Beautiful Wickford Memorial Park**
- **Commutable Location To London And Major Road Links**

This three-bedroom family home is offered for sale in good condition in a sought-after area of Wickford. Ideal for families seeking practical space and close by to Wickford Memorial Park and between Wickford C of E Primary School and Beauchamps Secondary School, both rated 'Outstanding' by Ofsted.

The ground floor features two reception rooms being open plan, which is perfect for entertaining. The first reception room includes large windows to the front and a fireplace, creating a bright, comfortable living area. The second reception, currently used as a dining room, is open-plan with a garden view and direct access to the south-facing garden, providing a sociable setting that links indoor and outdoor living. The open-plan kitchen includes a breakfast area. For convenience there is also a cloakroom and utility room, adding useful storage and laundry space.

Upstairs, there are three bedrooms, offering flexible accommodation for families or those needing a guest room or study. The bathroom is fitted with a rain shower and heated towel rail. Externally, the property benefits from off road parking and a large south-facing garden. An outbuilding, suitable as a garden office or home gym, further enhances the versatility of the outdoor area. The house is well placed for nearby schools and parks, making it convenient for family life.

Wickford town centre provides shops, cafés and everyday services. Wickford railway station offers services to London Liverpool Street, with journey times around 40 minutes, making this a practical location for commuters. Road links via the A127 and A130 provide access to Basildon, Southend and Chelmsford. Overall, this home offers functional family accommodation with a great outdoor space and good access to local amenities and transport.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC entrance door, stairs to first floor landing.

LOUNGE

17' 0" x 11' 11" (5.18m x 3.63m)

Open plan to dining room. Open fireplace, large window to front aspect. Leading directly into the dining room to create an open plan living space perfect for family life.

DINING ROOM

11' 0" x 10' 3" (3.35m x 3.12m)

Patio doors to rear garden, window to side aspect with door leading to kitchen. A fabulously bright room that creates larger ground floor living space incorporating the lounge.

KITCHEN/BREAKFAST ROOM

18' 7" x 9' 10" (5.66m x 2.99m)

Window and door to rear. Another great addition to this family home is the large kitchen/ breakfast room with a complete range of neutral wall units. Ideal for a busy family! There is also a handy storage cupboard and a pantry.

CLOAKROOM

Window to rear aspect. Low level WC and wash hand basin.

UTILITY ROOM

6' 0" x 5' 0" (1.83m x 1.52m)

Window to front aspect. Wall mounted gas boiler, space for washing machine and tumble dryer.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

14' 10" x 11' 4" (4.52m x 3.45m)

Two windows to front aspect. Loft access.

BEDROOM TWO

15' 0" x 11' 4" (4.57m x 3.45m)

Window to front aspect.

BEDROOM THREE

8' 0" x 7' 4" (2.44m x 2.23m)

Window to rear aspect.

FAMILY BATHROOM

8' 0" x 7' 0" (2.44m x 2.13m)

Window to rear aspect. Low level WC, vanity wash hand basin and panelled bath with wall mounted electric shower. Fully tiled walls and floor. Heated towel rail.

SEPARATE WC

6' 0" x 2' 0" (1.83m x 0.61m)

Window to rear aspect, low level WC.

EXTERIOR

FRONT

Laid to lawn garden. Off road parking via drive, access to rear via side gate.

REAR

Large south facing tiered garden with patio area, lawn and outbuilding to the rear.

OUTBUILDING

20' 0" x 10' 0" (6.09m x 3.05m)

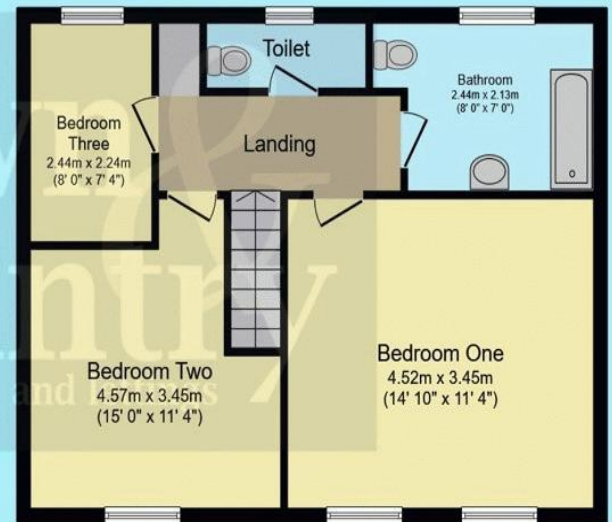
Currently divided into three sections, plaster boarded with electrics. This could be a wonderful addition once completed with a variety of uses for example a home office/gym/hobby room or summer house.







Ground Floor



First Floor

Total floor area: 131.4 sq.m. (1,414 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection/s. Powered by www.Propertybox.co.uk

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