



**Price**  
**£460,000**

**Freehold**

3x  1x  1x 

**South Hanningfield Way,  
Wickford, Essex, SS11**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Extended detached home
- Downstairs cloakroom
- Balcony access from bedroom one
- Beautiful rear garden featuring fish pond
- Off street parking leading to an integral garage

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 17'1 x 11'2 (5.21m x 3.41m)

Dining Area: 13'5 x 11'3 (4.09m x 3.43m)

Kitchen: 16'11 x 5'11 (5.16m x 1.80m)

Utility Area: 11'0 x 8'10 (3.36m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 1: 14'5 x 12'4 (4.40m x 3.76m)

Bedroom 2: 11'11 x 8'8 (3.63m x 2.64m)

Bedroom 3: 9'8 x 8'7 (2.95m x 2.62m)

Bathroom

### OUTSIDE

Rear Garden

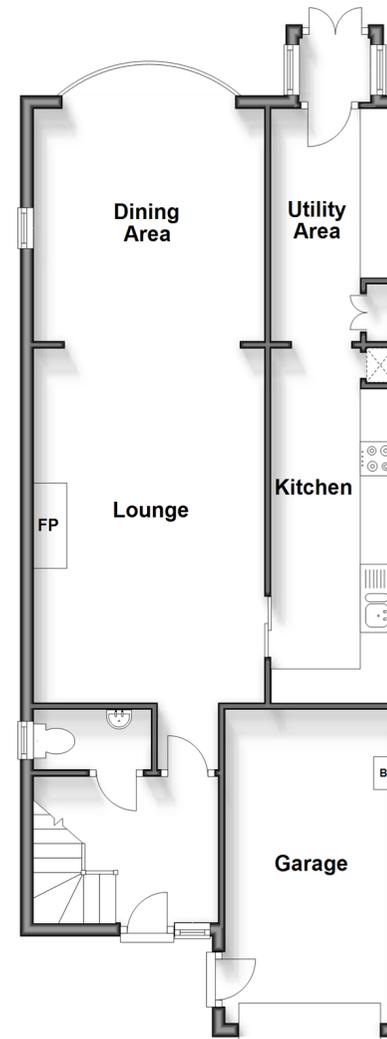
Off Street Parking

Garage

Balcony

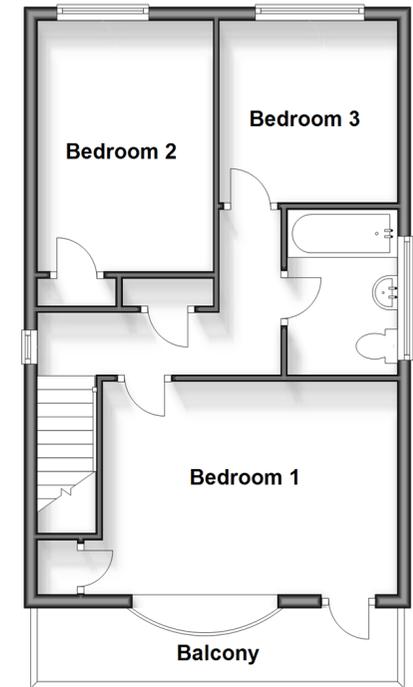
### Ground Floor

Approx. 69.5 sq. metres (747.9 sq. feet)



### First Floor

Approx. 45.7 sq. metres (492.0 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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