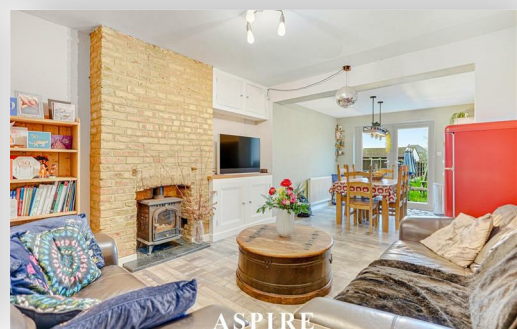


***To arrange a viewing contact us
today on 01268 777400***



Stambridge Road, Rochford Offers in the region of £475,000

Aspire are pleased to present this beautifully refurbished and substantially extended five bedroom semi-detached family home, offering exceptional space, contemporary finishes and versatile accommodation arranged across three impressive floors.

Aspire are pleased to present this substantial and well-maintained five-bedroom family home, offering generous accommodation across three floors and a wonderful 95' rear garden, ideally suited to growing families seeking space, practicality and convenience.

The ground floor welcomes you via a spacious entrance hall leading to two well-proportioned reception rooms. To the rear, the impressive 22'9 lounge enjoys French doors opening directly onto the garden, creating a bright and comfortable living space ideal for everyday family life and entertaining. To the front, the separate dining room with bay window provides flexibility for formal dining, a second sitting room or playroom.

The kitchen is fitted with a range of units offering ample storage and workspace, with pleasant views over the rear garden. There is excellent scope for a purchaser to update to their own taste over time, while remaining perfectly functional for day-to-day living. A convenient ground floor cloakroom completes the accommodation on this level.

The first and second floors provide five well-proportioned bedrooms, offering versatile space for larger families, guests or those working from home. The property is served by two bathrooms, providing convenience across all levels.

Externally, the 95' rear garden is a particular feature, commencing with a patio area ideal for outdoor dining, leading to raised decking and a well-maintained lawn with mature trees, including apple and plum varieties, creating a private and established outdoor setting. To the front, the property benefits from a private driveway providing off-street parking, along with garage space (subject to the usual consents).

Situated in a convenient and sought-after location, the property is within easy reach of the town centre, local amenities and transport links, including the mainline station and London Southend Airport, making it ideal for commuters and families alike.

Lounge – 22'9 x 10'5 (6.93m x 3.18m)

Dining Room – 15'7 x 9'7 (4.75m x 2.92m)

Kitchen – 19'7 x 6'6 (5.97m x 1.98m)

Bedroom One – 16'3 x 11'9 (4.95m x 3.58m)

Bedroom Two – 13'2 x 12'2 (4.01m x 3.71m)

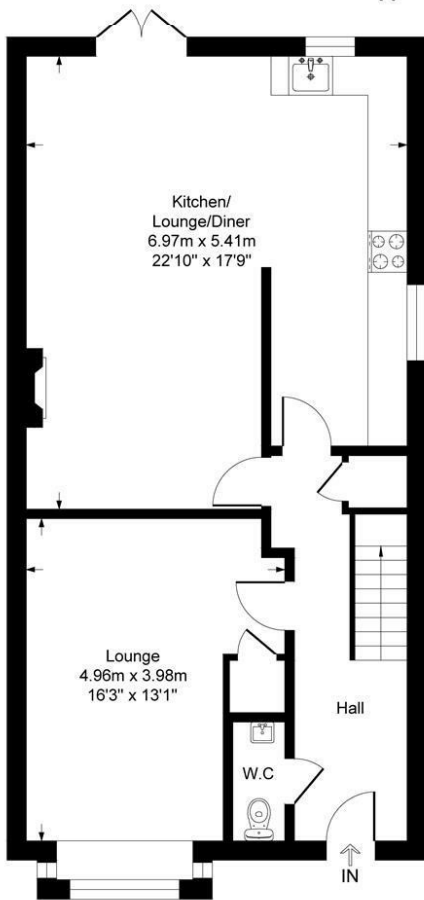
Bedroom Three – 10'0 x 6'8 (3.05m x 2.03m)

Bedroom Four – 17'0 x 12'4 (5.18m x 3.76m)

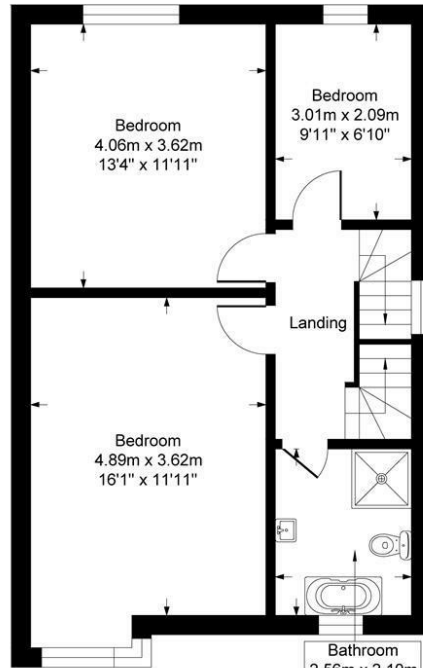
Bedroom Five – 8'9 x 8'2 (2.67m x 2.49m)

Stambridge

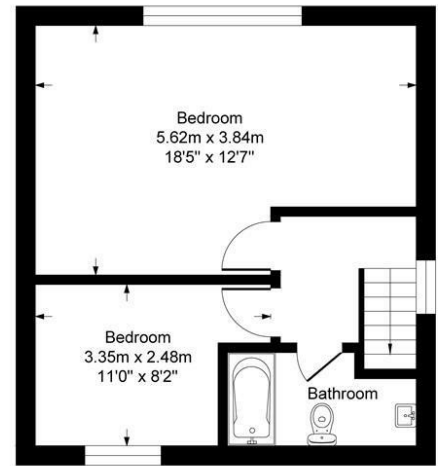
Approximate Gross Internal Floor Area = 164.0 sq m / 1766 sq ft



Ground Floor

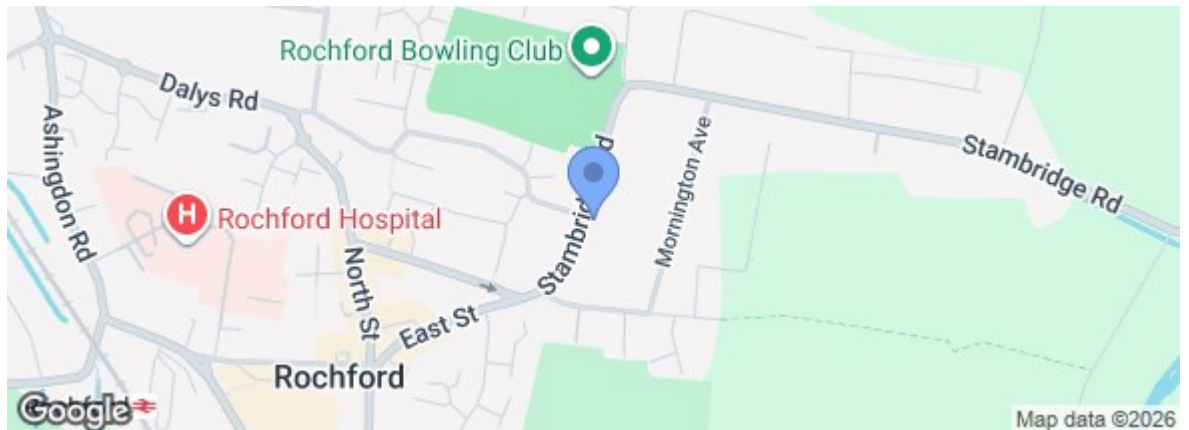


First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.