



\* £400,000 - £425,000 \* Bear Estate Agents are delighted to bring to the market this beautifully presented four bedroom semi-detached family home, ideally located on the popular Stambridge Road in the heart of Rochford town centre. This impressive property offers spacious living accommodation across two floors, a stunning modern bathroom, ample off-street parking, and a generous rear garden — perfect for growing families and commuters alike.

- Spacious Four Bedroom Semi-Detached Family Home
- Dining Room with Access to a Conservatory
- Convenient Ground Floor WC
- Stunning Five Piece Bathroom with Twin Sinks, Walk-in Shower and Freestanding Bath
- Off-Street Parking for up to Three Vehicles
- Bay Fronted Lounge with Understair Storage
- Large Fitted Kitchen
- Two Double Bedrooms and Two Large Single bedrooms
- Large Rear Garden
- Garage

## Stambridge Road

Rochford

**£400,000**

Price Guide



# Stambridge Road



The property welcomes you with a bright and inviting entrance hall leading to a bay fronted lounge with under stair storage, which opens seamlessly into the dining room — an ideal space for family meals and entertaining. From here, there is access to a conservatory overlooking the garden and a large fitted kitchen, providing plenty of worktop and storage space. Completing the ground floor is a convenient WC. The first floor comprises two double bedrooms and two large single bedrooms, offering flexible accommodation for families or those needing a home office. The standout feature of the property is the luxurious five piece family bathroom, featuring a vanity unit with twin sinks, walk-in shower, WC, and a stunning freestanding oval bath, creating a spa-like retreat. Externally, the home boasts a large rear garden, perfect for outdoor dining, entertaining or family activities. To the front, there is off-street parking for two to three vehicles as well as access to a garage, ensuring excellent storage and parking solutions. The property also benefits from double glazing and gas central heating throughout.

Perfectly positioned in Rochford town centre, this property is just minutes from bus links, Rochford Train Station for direct access into London, and a wide range of local amenities, cafés and shops. The home falls within catchment for Stambridge Primary Academy and Waterman Primary Academy, making it ideal for families seeking quality education within easy reach.

## Four Bedroom Semi-Detached House

### Entrance Hall

13'5 x 6'8

### Lounge

14'0 x 12'7

### Dining Room

16'0 x 8'0

### Kitchen

15'6 x 13'7>9'6

### Conservatory

13'9 x 9'7

### WC

5'5 x 2'7

### Landing

### Bedroom One

13'8 x 12'2

### Bedroom Two

12'8 x 10'4

### Bedroom Three

12'3 x 7'5

### Bedroom Four

10'5 x 7'6

### Five Piece Bathroom

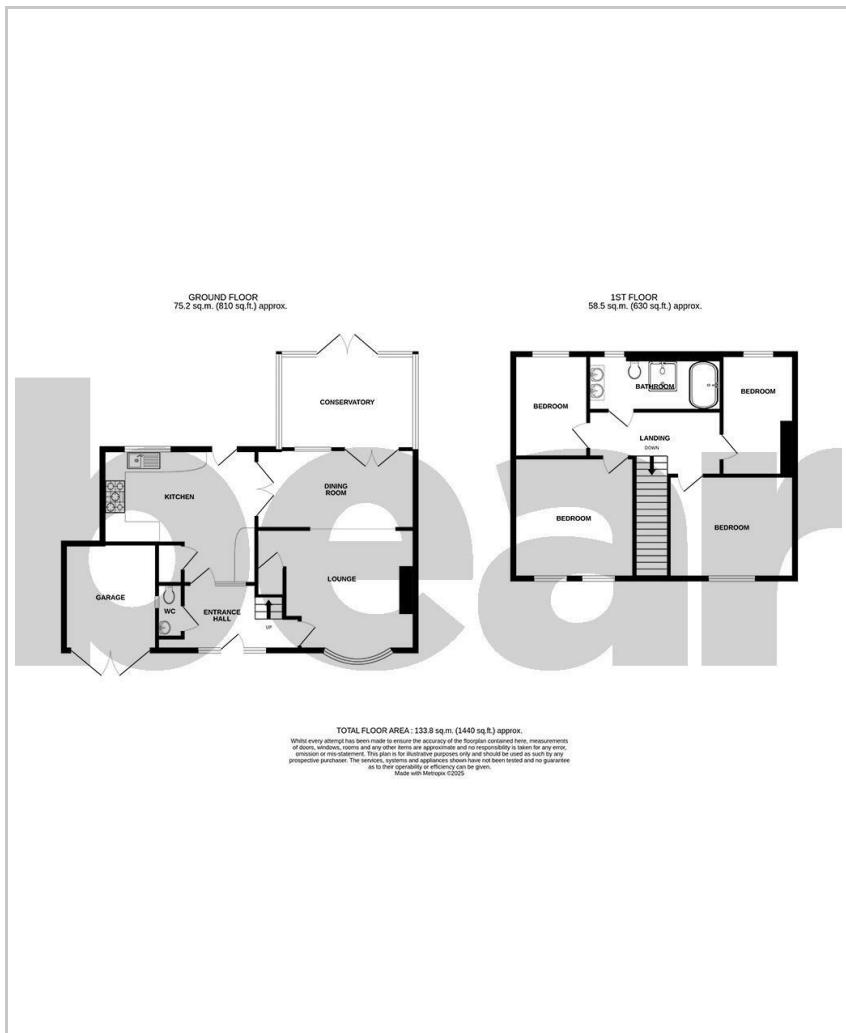
13'5 x 5'8

### Garden

### Off-Street Parking



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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