



Bear Estate Agents are delighted to present this stunning semi-detached home, offering two spacious double bedrooms, a modern 'Jack and Jill' three piece bathroom and a convenient ground floor WC. The property boasts a generous rear garden and off-street parking for two vehicles. Situated in the sought-after Eastbury Park, it benefits from close proximity to Rochford town centre, providing easy access to local shops, amenities and Rochford Train Station for direct links to London.

- Spacious Semi-Detached House
- Modern Kitchen
- Two Double Bedrooms
- Generous Rear Garden
- Double Glazing
- Bright and Airy Lounge/Diner
- Convenient Ground Floor WC
- Stylish Jack and Jill Bathroom
- Off-Street Parking for Two Vehicles
- Gas Central Heating

**Athelstan Crescent**  
**Rochford**  
**£360,000**



# Athelstan Crescent



The accommodation is beautifully presented throughout, featuring a bright and airy lounge/diner, a modern kitchen and a convenient ground floor WC. Upstairs, the property offers two large double bedrooms and access to a stylish 'Jack and Jill' three piece bathroom to the master. Externally, the home benefits from a spacious rear garden, off-street parking for two vehicles, double glazing, and gas central heating, ensuring comfort and efficiency throughout.

Athelstan Crescent is a peaceful residential road located within the highly sought-after Eastbury Park Estate in Rochford. The area offers excellent connectivity, with Rochford Train Station and convenient bus links just a short distance away. Additionally, well-regarded schools and essential amenities are easily accessible, making this a desirable location for families and professionals alike.

## **Two Bedroom Semi-Detached House**

### **Entrance Hall**

### **Lounge/Diner**

15'7 x 15'1

### **Kitchen**

10'3 x 6'10

### **WC**

### **Landing**

### **Bedroom One**

15'1 x 9'9

### **Jack and Jill Bathroom**

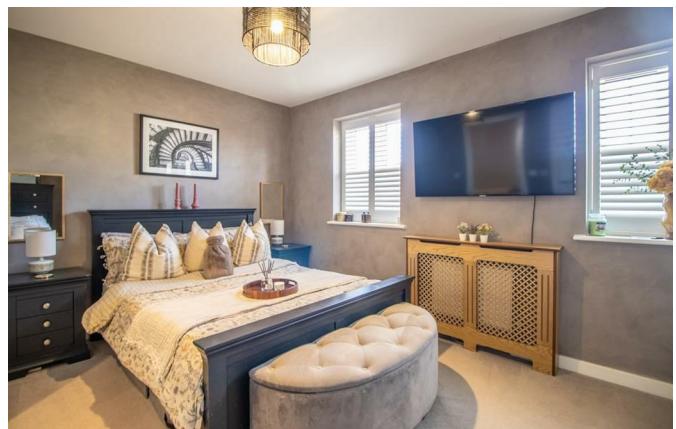
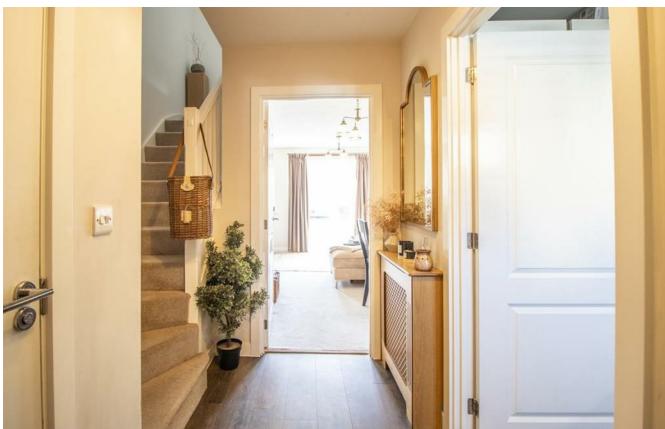
### **Bedroom Two**

15'1 x 8'8

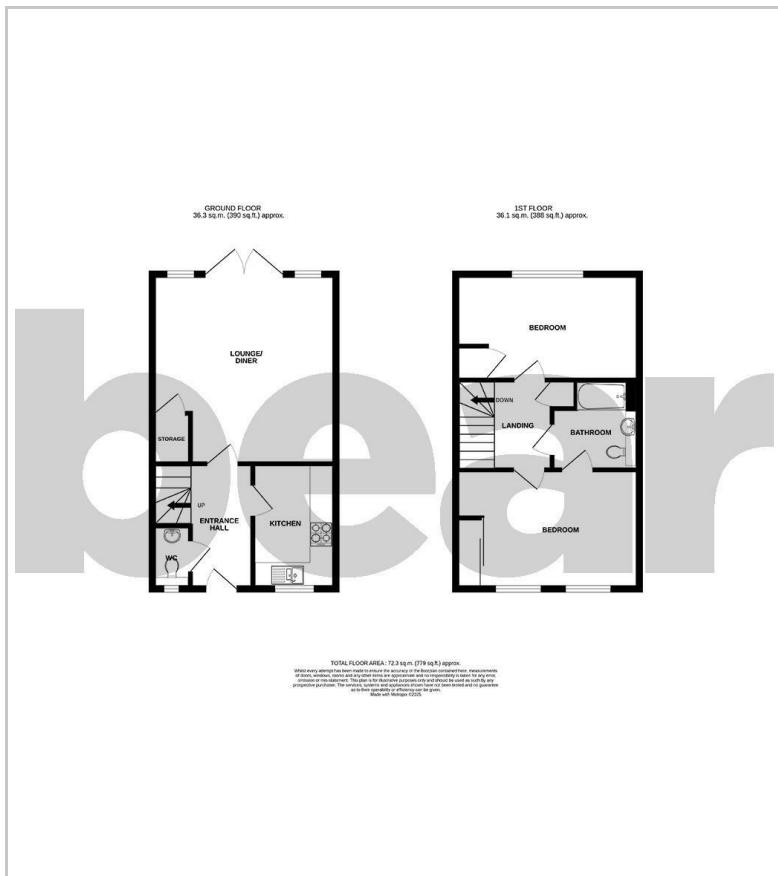
### **Garden**

### **Off-Street Parking**

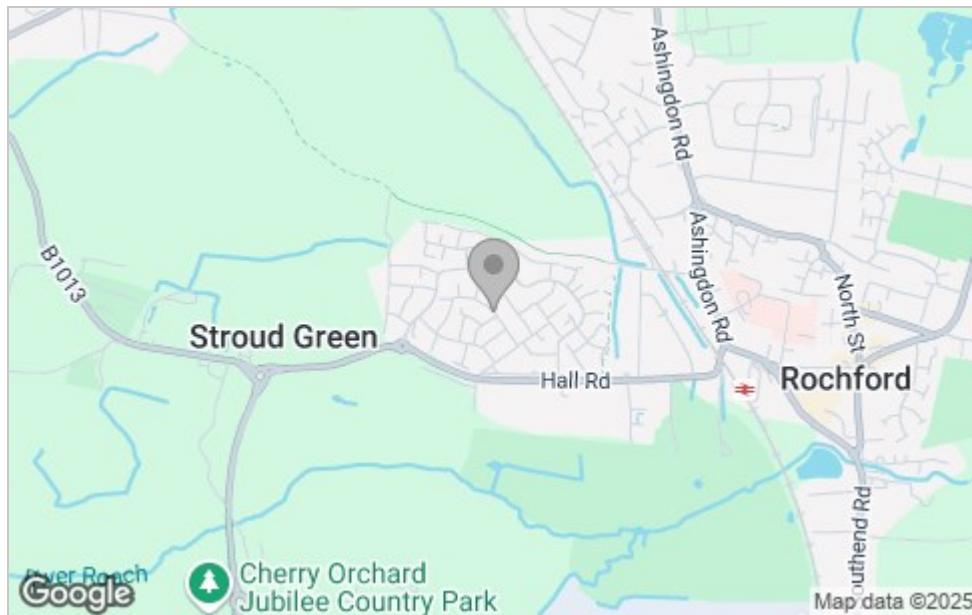




## Floor Plan



## 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		92	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.