



\* £425,000 - £450,000 \* This modern link detached home offers contemporary open plan living, generous bedroom sizes and a private rear garden. Situated on the popular Elizabeth Gardens Estate in Rochford, the property is well placed for schools, transport links and local amenities.

- Link Detached House
- Open Plan Kitchen/Living Room
- Integrated Appliances and Storage
- Convenient Ground Floor WC
- Large Master Bedroom with Built-in Wardrobes
- Three Piece Ensuite Shower Room
- Two Further Double Bedrooms
- Modern Three Piece Shower Room
- Generous Rear Garden
- One Allocated Off-Street Parking Space

## Charles Crescent

Rochford

**£425,000**

Guide Price





# Charles Crescent



The accommodation begins with an entrance hall providing access to a ground floor WC. The open plan kitchen/living room forms the heart of the home and benefits from integrated appliances, a useful storage cupboard and stairs rising to the first floor landing. Upstairs, the large master bedroom features built-in wardrobes and a three piece ensuite shower room. Two further double bedrooms are served by a modern three piece shower room. Externally, the property enjoys a generous rear garden, one allocated off-street parking space and access to well-maintained communal greenery. A service charge of £500 per annum applies.

Located on Charles Crescent within the sought-after Elizabeth Gardens Estate in Rochford, the property falls within catchment of Stambridge Primary Academy and Waterman Primary Academy. Rochford Train Station is nearby, offering direct links into London, while local amenities, shops and further conveniences are easily accessible, making this a practical and well-connected location.

## Three Bedroom Link-Detached House

### Entrance Hall

6'1 x 4'1

### Living Room

16'3 x 14'6>13'1

### Kitchen

12'0 x 6'11

### WC

6'0 x 4'7

### Landing

8'4 x 7'0

### Bedroom One

15'11 x 10'11

### Ensuite

10'7 x 6'4>4'3

### Bedroom Two

12'1>10'0 x 10'9

### Bedroom Three

13'1 x 8'11

### Bathroom

7'0 x 6'5

### Garden

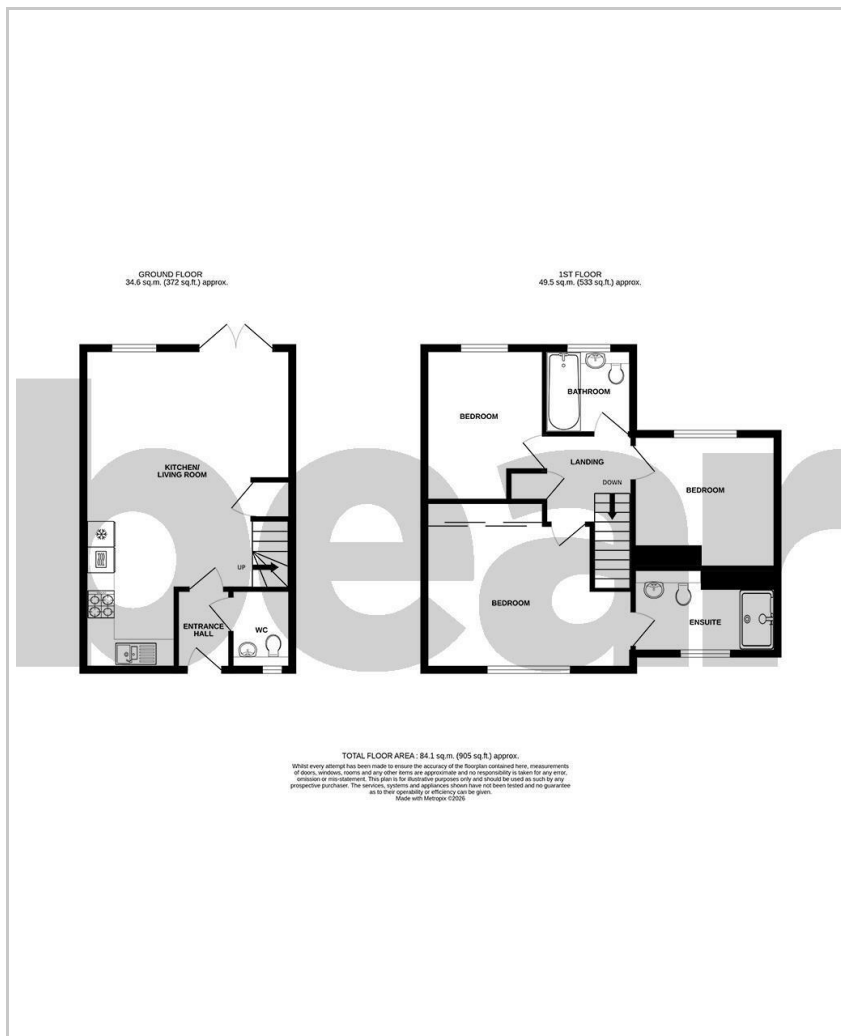
### One Allocated Off-Street Parking Space



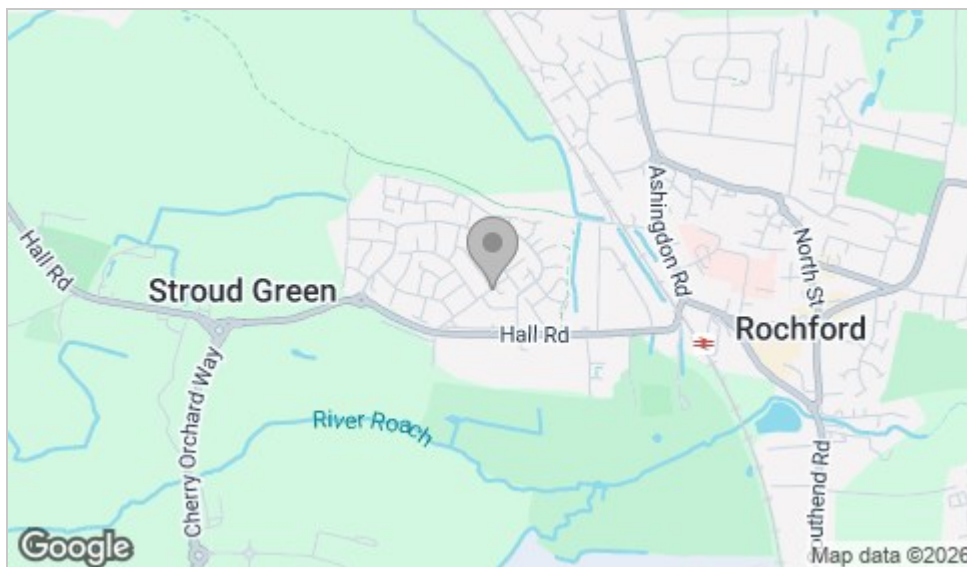




## Floor Plan



## 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.

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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

