



* £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

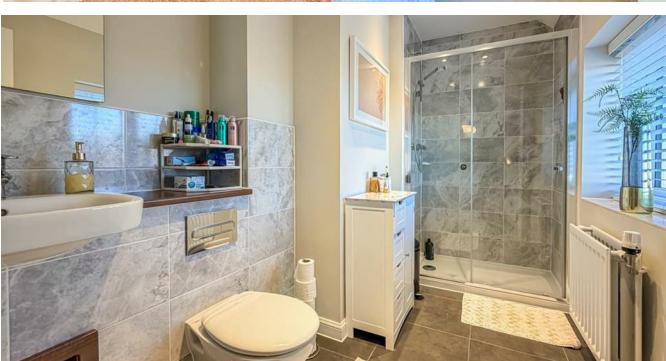
13'1 x 8'11

Bathroom

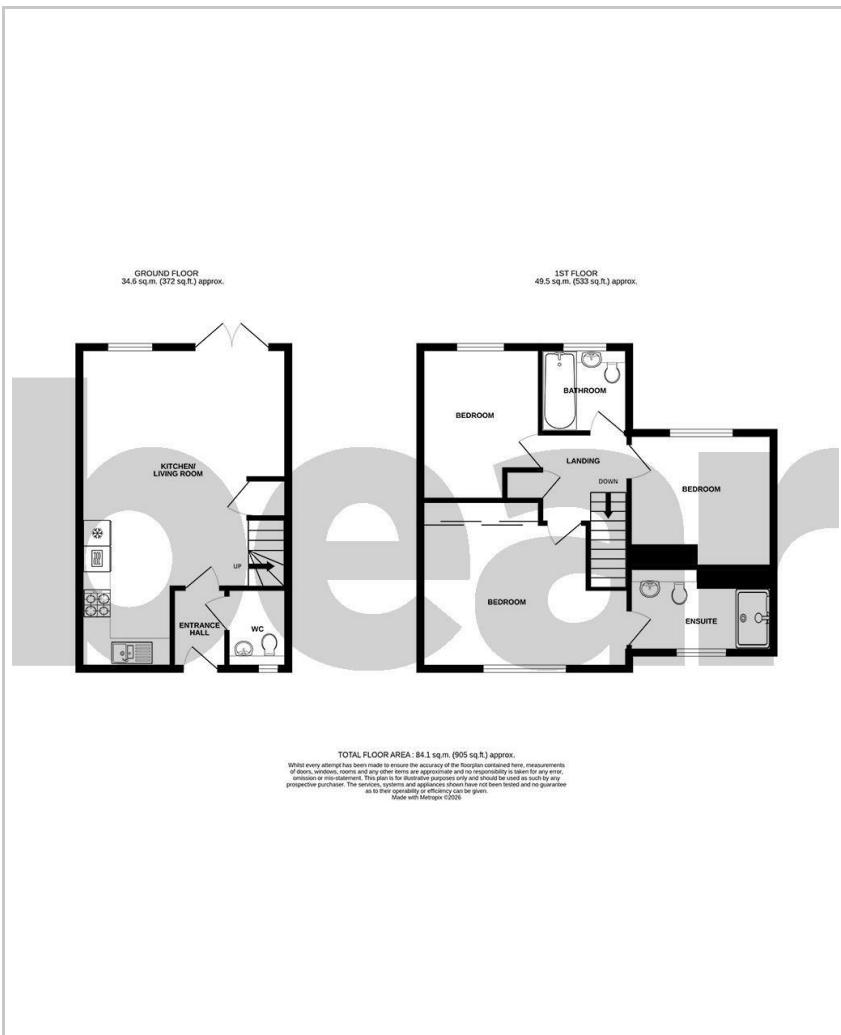
7'0 x 6'5

Garden

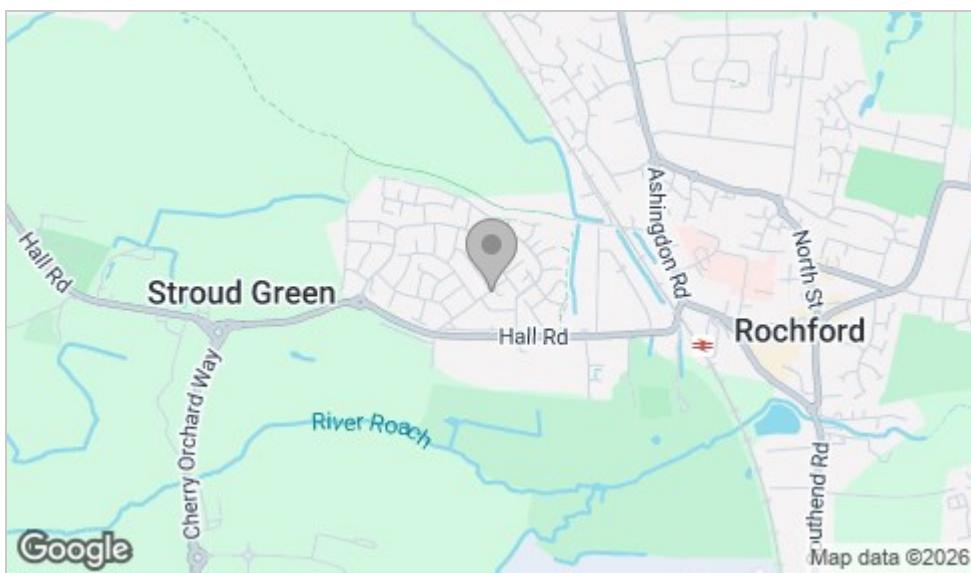
One Allocated Off-Street Parking Space



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.

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.

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 95 |
| (81-91) | B | | 85 |
| (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 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 | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |