



## Magnolia Road Rochford

**£425,000** Offers Over



A well-presented semi-detached family home offering versatile accommodation, generous living space and a spacious rear garden. Positioned in a popular Rochford location close to schools, transport links and amenities, this property is ideal for growing families.

- Semi-Detached Family Home
- Entrance Hall with Ground Floor WC
- Lounge with French Doors to the Rear
- Kitchen/Diner with Ample Workspace and Storage
- Ground Floor Master Bedroom (Garage Conversion)
- Three Further Double Bedrooms
- Three Piece Bathroom with Additional Storage
- Spacious Rear Garden
- Off-Street Parking and Garage Storage
- Double Glazing and Gas Central Heating



# Magnolia Road



The property welcomes you with an entrance hall which benefits from a ground floor WC. The lounge is a comfortable living space featuring French doors that open onto the rear garden and stairs leading to the first floor. To the side, the kitchen/diner provides ample workspace, storage and room for family dining. The former garage has been converted to create a ground floor master bedroom, offering flexibility for multi-generational living or home working. Upstairs, the landing leads to three well-proportioned double bedrooms and a three piece family bathroom which also benefits from additional storage. Externally, the home boasts a spacious rear garden, off-street parking to the front and garage storage. Further advantages include double glazing and gas central heating throughout.

Located on Magnolia Road in Rochford, the property falls within catchment of Holt Farm Infant and Junior Schools, Stambridge Primary Academy and Waterman Primary Academy. Rochford Train Station, bus links and a range of local amenities are all within easy reach, making this an ideal location for commuters and families alike.

## **Four Bedroom Semi-Detached House**

### **Entrance Hall**

5'11 x 4'0

### **Lounge**

17'0 x 11'11

### **Kitchen/Diner**

19'1 x 9'0

### **Bedroom One**

15'0 x 9'0

### **WC**

### **Landing**

### **Bedroom Two**

11'1 x 9'7

### **Bedroom Three**

9'7 x 9'0

### **Bedroom Four**

9'4 x 8'5

### **Three Piece Bathroom**

9'0 x 6'0

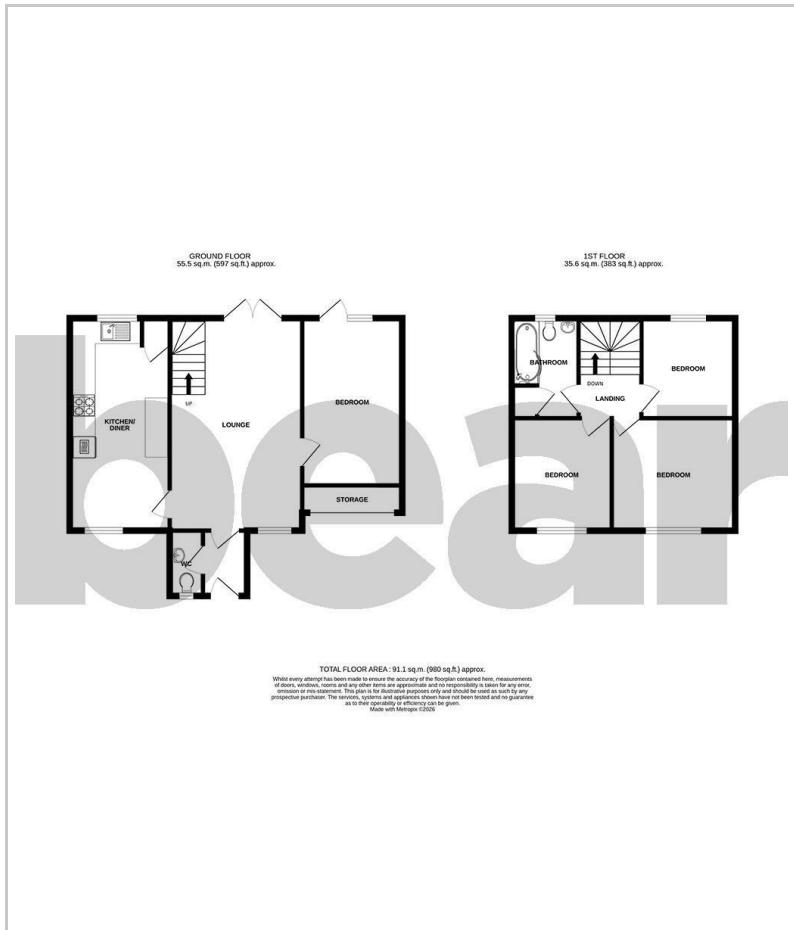
### **Garden**

### **Off-Street Parking**

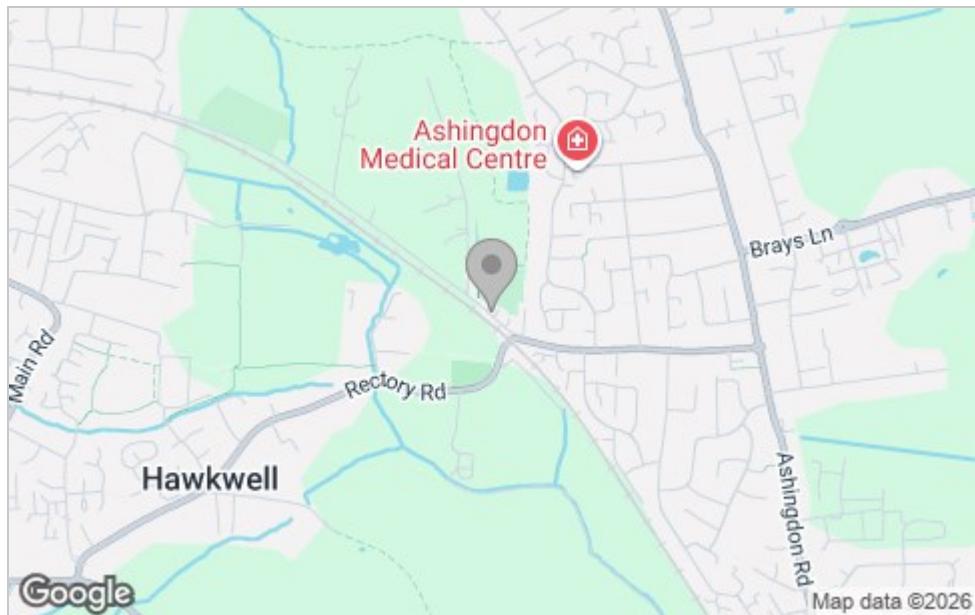
### **Garage Storage**



## Floor Plan



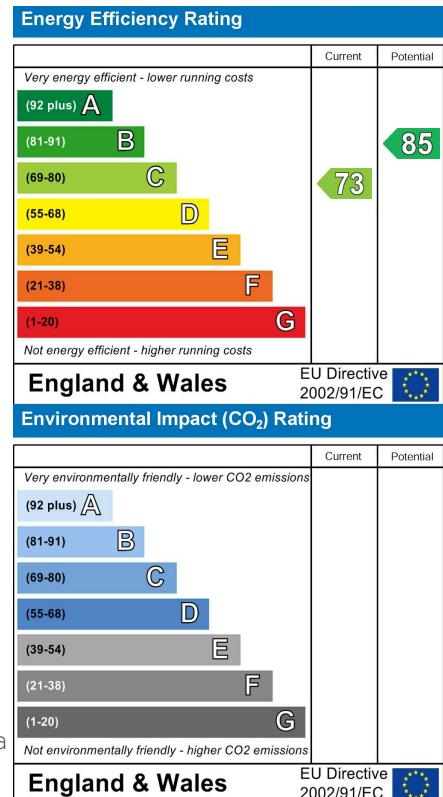
## Area Map



## 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



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