



Charlotte Close | | Rochford | SS4 1YJ

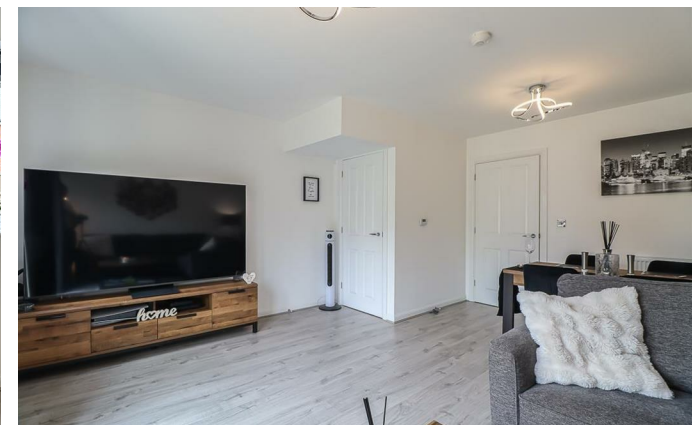
£375,000

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Estate Agents

**Charlotte Close |
Rochford | SS4 1YJ
£375,000**

Well-presented two-bedroom semi-detached home offering a spacious West-facing garden, off-street parking for two vehicles, and a convenient Rochford location close to schools, transport links, and amenities.

- Two Double Bedroom Semi-Detached House
- French Doors to Rear Garden
- Modern Jack and Jill Bathroom
- West Facing Rear Garden
- High Performance Glazing
- Large Open Plan Lounge/Diner
- Ground Floor WC
- Built-in Wardrobe to Master Bedroom
- Off-Street Parking for Two Vehicles
- Gas Central Heating





This attractive semi-detached house offers bright and spacious accommodation throughout, making it an ideal first-time purchase or family home. The property opens with an entrance hall leading into a large open plan lounge/diner, which benefits from access to storage and French doors opening onto the rear garden, creating an excellent entertaining space. A good-sized fitted kitchen and a convenient ground floor WC complete the downstairs accommodation. To the first floor, the landing provides access to additional storage. The master bedroom benefits from a built-in wardrobe and direct access into the modern Jack and Jill three-piece bathroom, while the second double bedroom also offers useful storage space. Externally, the property boasts a spacious West-facing rear garden which is mainly laid to lawn with a patio seating area, along with side access and off-street parking for two vehicles to the front. Further benefits include high performance glazing and gas central heating.

Situated on Charlotte Close in Rochford, the property falls within the catchment area for Stambridge Primary Academy and Waterman Primary Academy. Rochford Train Station, bus links, local amenities, and parks are all within easy reach, making this an excellent location for commuters and families alike.

Two Double Bedroom Semi-Detached House

Entrance Hall

11'2 x 4'2 (3.40m x 1.27m)



Lounge/Diner

16'6 x 15'0 (5.03m x 4.57m)

Kitchen

10'3 x 6'8 (3.12m x 2.03m)

WC

7'1 x 3'3 (2.16m x 0.99m)

Landing

Bedroom One

15'0 x 9'8 (4.57m x 2.95m)

Jack and Jill bathroom

7'6 x 7'1 (2.29m x 2.16m)

Bedroom Two

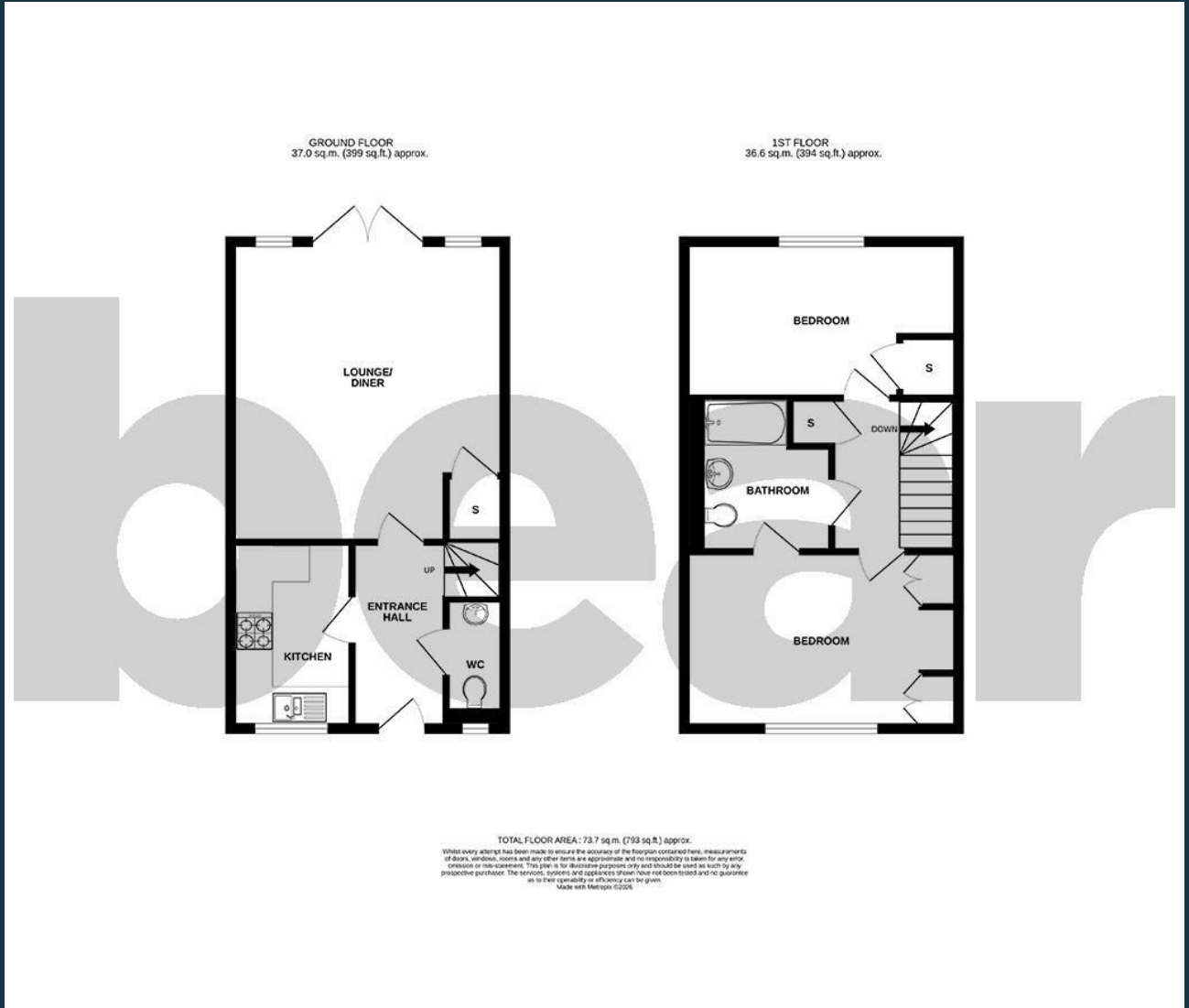
15'0 x 8'7 (4.57m x 2.62m)

West Facing Garden

Side Access

Off-Street Parking for Two Vehicles





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(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			
England & Wales		EU Directive 2002/91/EC	

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