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Estate Agents

Nestled in the charming Alice Gardens of Rochford, this well-presented semi-detached house offers a delightful blend of comfort and versatility. The inviting lounge/diner boasts elegant hardwood flooring and double-glazed windows, allowing natural light to flood the space. Double doors lead seamlessly to the rear garden, creating a lovely indoor-outdoor flow. The modern fitted kitchen is a chef's dream, equipped with an integrated oven, a four-ring hob, an extractor fan, and a ceramic sink, all designed to make cooking a pleasure. The property features two well-proportioned double bedrooms, each with fitted wardrobe storage, ensuring ample space for your belongings. The convenient Jack and Jill bathroom adds to the practicality of the home, while a downstairs WC enhances the overall functionality. Outside, the property truly stands out with its excellent garage and driveway provision. The block-paved driveway offers parking for two vehicles, including a good-sized garage providing valuable secure parking, storage or potential additional workspace, alongside a further parking space to the front. This is a particularly desirable feature for those seeking both convenience and flexibility. Additional features such as loft access and under-cupboard spotlights in the kitchen add a touch of modernity and convenience. Situated in a desirable residential estate, this property is ideally located close to Rochford train station, local schools, and essential amenities, ensuring that everything you need is within easy reach. This semi-detached house is not just a home; it is a perfect opportunity for those seeking a comfortable lifestyle in a vibrant community.

- Well-presented two-bedroom semi-detached house offering comfortable and versatile accommodation.
- Spacious lounge/diner featuring hardwood flooring, double-glazed windows and double doors opening onto the rear garden.
- Two well-proportioned double bedrooms, including fitted wardrobe storage and access to the Jack & Jill bathroom.
- Well-presented rear garden with patio seating area, outdoor bar, wooden pergola and attractive shrub borders.
- Ideally situated on a desirable residential estate, offering a pleasant and established setting.
- Block-paved driveway with garage and parking space for one vehicle.
- Modern fitted kitchen with integrated oven, four-ring hob, extractor fan and ceramic sink.
- Stylish Jack & Jill bathroom with built-in bath, shower attachment, floating wash basin, heated towel rail and decorative tiled flooring.
- Useful additional features include a downstairs WC, loft access and under-cupboard spotlights illuminating the kitchen worktops.
- Conveniently located close to Rochford train station, local schools and fuel stations, providing excellent access to transport links and everyday amenities.

# Alice Gardens

## Rochford

## £375,000

Asking Price

2 1 2 B

# Alice Gardens

## Frontage
The front of the property is approached via a block-paved driveway, providing parking for one vehicle in front of the garage. The exterior features a combination of brickwork and cladding, complemented by double-glazed windows. Patio tiles lead neatly to the front door, creating an attractive and welcoming approach.

## Entrance hall
11'1" x 4'4"

The entrance hall features a smooth ceiling with pendant light, attractive hardwood flooring and dual-aspect walls with dado rail detailing. A radiator with cover provides warmth, while the welcoming hallway offers access to the ground-floor accommodation.

## WC
The downstairs WC features a smooth ceiling with pendant light, a low-level WC and wash basin, providing a convenient and practical cloakroom for guests and everyday use.

## Kitchen
10'4" x 6'10"

The property benefits from a smooth ceiling with a pendant light, complemented by a modern fitted kitchen featuring an integrated oven, four-ring hob and extractor fan. A ceramic sink and double-glazed window add practicality, while spotlights beneath the cupboards provide excellent illumination over the worktops.

## Lounge/Diner
15'1" > 11'5" x 16'5"

The lounge/diner features a smooth ceiling with pendant light, attractive hardwood flooring and double-glazed windows. Double doors provide direct access to the rear garden, while radiators ensure a comfortable and welcoming space. The room offers ample space for both lounge and dining furniture, making it ideal for relaxing and entertaining.

## Landing
8'1" x 7'1"

The first-floor landing features a smooth ceiling with pendant light and attractive detailed wall panelling, complemented by carpet flooring. A loft access hatch provides convenient access to the loft space, while doors lead to all first-floor rooms.

## Bedroom One
15' > 11'11" x 8'10"

The large double bedroom features a smooth ceiling with pendant light, carpet flooring and a radiator. A double-glazed window provides plenty of natural light, while a built-in storage cupboard offers useful storage. Adjacent to the cupboard is a dedicated space ideal for a desk or vanity area.

## Bedroom Two
15' x 9'10"

The double bedroom features a smooth ceiling with pendant light, carpet flooring and a double-glazed window, with a radiator providing warmth. A fitted wardrobe with mirrored sliding doors offers useful storage, while an access door provides direct entry to the bathroom.

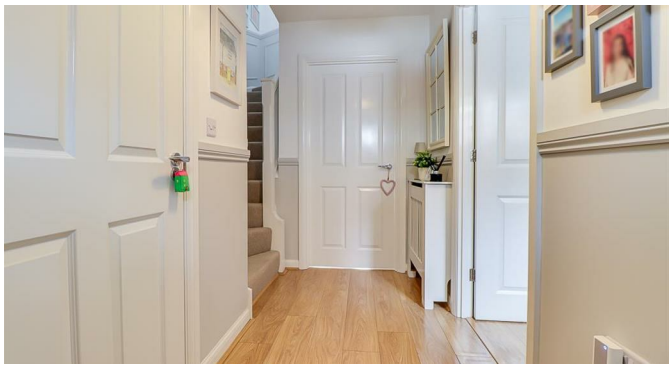
## Bathroom
7'1" x 7'7"

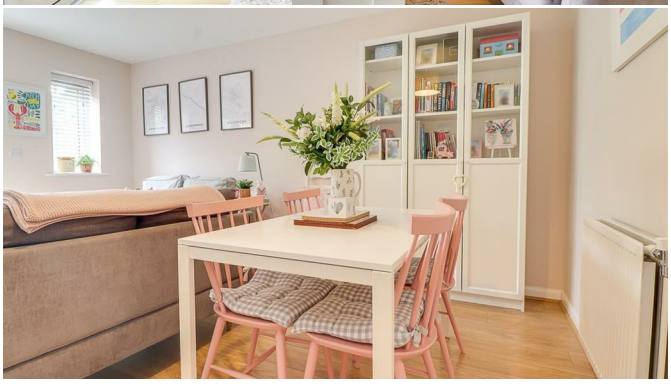
The Jack & Jill bathroom features a smooth ceiling with pendant light, part-tiled walls and decorative tiled flooring. There is a built-in bath with shower head attachment, a contemporary floating wash basin and a heated towel rail, creating a practical and stylish bathroom space.

## Rear Garden
The well-presented rear garden features a patio seating area, an outdoor bar area and a wooden pergola, creating an ideal space for outdoor entertaining and relaxation. Bark chippings provide a low-maintenance finish, complemented by a selection of neat shrubs adding colour and greenery throughout the garden.

## Garage
22'7" x 9'10"

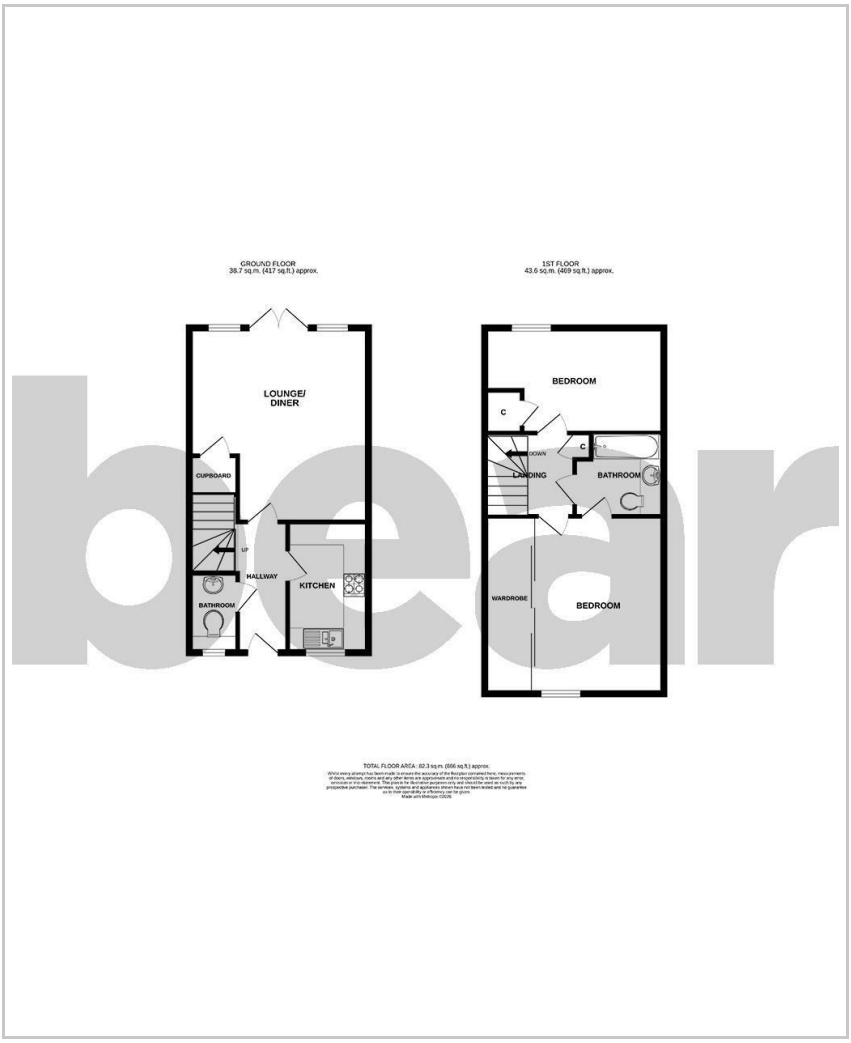
A garage is located at the front of the property, providing convenient off-street parking and additional storage space.



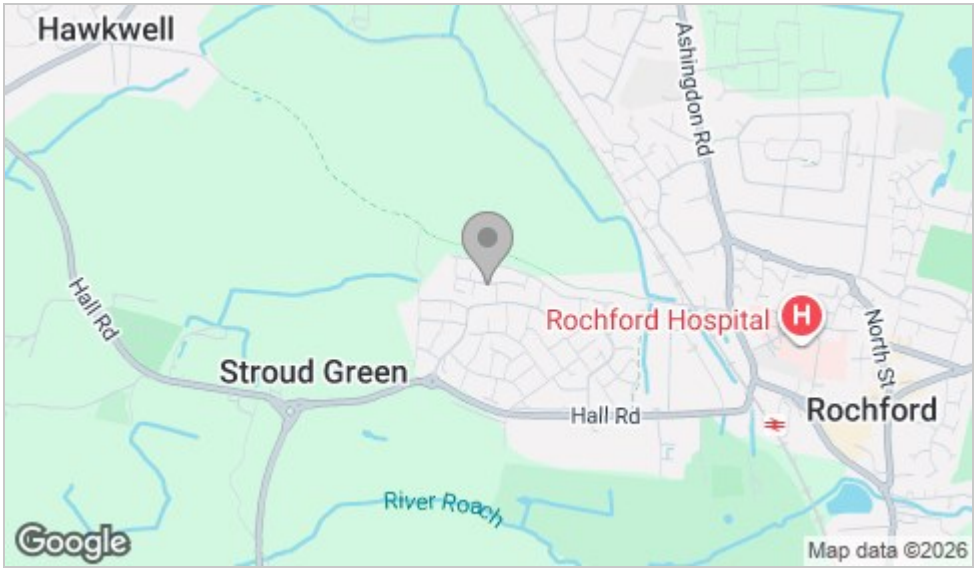


there's no place like home

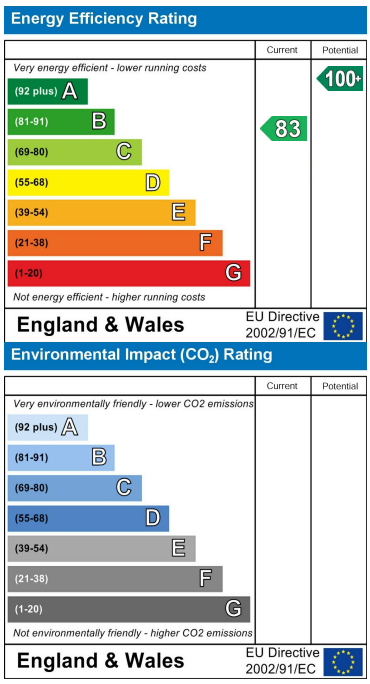
## Floor Plan



## Area Map




## Energy Efficiency Graph




## 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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