



Victoria Gardens | | Rochford | SS4 1XW

Guide Price £425,000

bear
Estate Agents

**Victoria Gardens |
Rochford | SS4 1XW
Guide Price £425,000**

* £425,000 - £450,000 * Beautifully presented three-bedroom detached home offering modern open plan living, a landscaped garden with a garden room, and off-street parking with a garage, all set within a convenient Rochford location.

- Three Bedroom Detached House
- Spacious Lounge
- French Doors to Rear Garden
- Ensuite to Master Bedroom
- Garage and Off-Street Parking
- Well Presented Throughout
- Open Plan Kitchen/Diner with Integrated Appliances
- Ground Floor WC
- Landscaped Rear Garden with Garden Room and Air-Con
- High Performance Glazing and Gas Central Heating





This impressive detached house is well presented throughout and offers spacious, contemporary living. The property opens with an entrance hall leading into a large lounge, perfect for relaxing and entertaining. To the rear, a stylish open plan kitchen/diner features integrated appliances, built-in storage, and French doors opening onto the garden, creating a bright and sociable space. A ground floor WC completes the downstairs accommodation. To the first floor, the landing offers additional storage and leads to two double bedrooms, with the master benefiting from an ensuite shower room, alongside a single bedroom and a modern three-piece family bathroom. Externally, the property boasts a large, well-landscaped rear garden with a patio seating area and a versatile garden room equipped with air conditioning. Further benefits include off-street parking, a garage, high performance glazing, and gas central heating.

Situated on Victoria Gardens in Rochford, the property is within the catchment area for Stambridge Primary Academy and Waterman Primary Academy. The home is conveniently located close to Rochford Train Station, providing direct links into London, as well as bus routes, local amenities, and parks, making it an ideal setting for families and commuters alike.

Three Bedroom Detached House

Entrance Hall

17'6 x 9'0 > 4'1 (5.33m x 2.74m > 1.24m)

Lounge

17'1 x 10'1 (5.21m x 3.07m)



Kitchen/Diner

19'6 x 9'5 (5.94m x 2.87m)

WC

5'8 x 4'6 (1.73m x 1.37m)

Landing

11'6 x 7'1 (3.51m x 2.16m)

Bedroom One

12'1 x 10'6 (3.68m x 3.20m)

Ensuite

8'7 x 4'6 (2.62m x 1.37m)

Bedroom Two

12'1 x 10'8 (3.68m x 3.25m)

Bedroom Three

8'5 x 7'7 (2.57m x 2.31m)

Three Piece Bathroom

7'3 x 7'2 (2.21m x 2.18m)

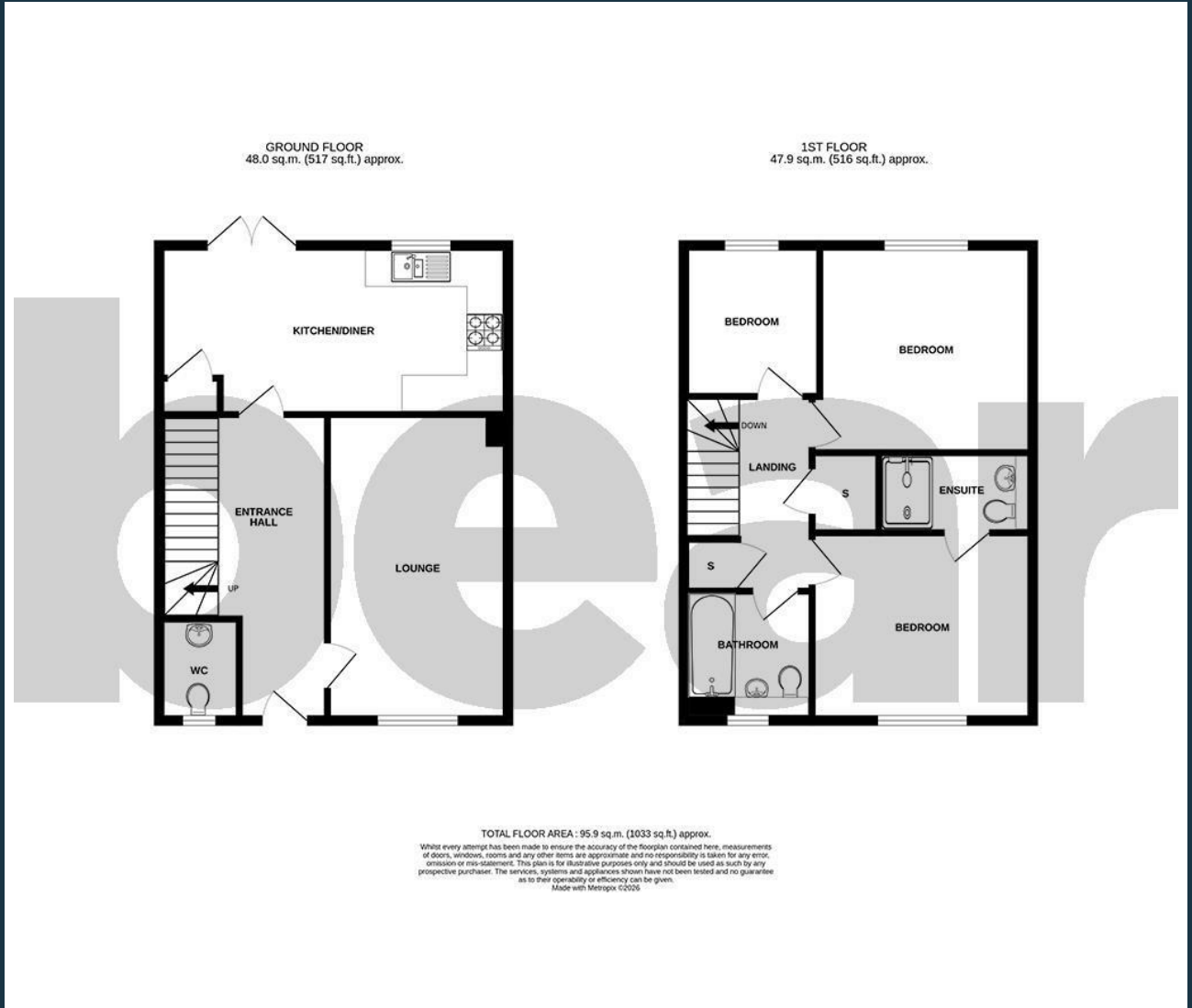
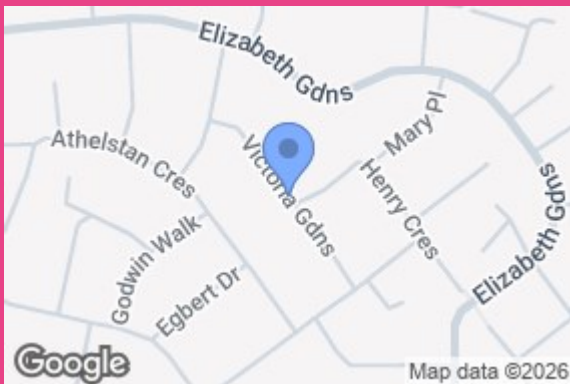
Garden

Garden Room

Off-Street Parking

Garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	
England & Wales		EU Directive 2002/91/EC	

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