



Rochford Garden Way | | Rochford | SS4 1QH

Guide Price £385,000

bear
Estate Agents

**Rochford Garden Way |
Rochford | SS4 1QH
Guide Price £385,000**

* £385,000 - £400,000 * Spacious three-bedroom semi-detached home offering impressive open plan living, a generous rear garden, and ample off-street parking, all set within a convenient Rochford location.

- Three Bedroom Semi-Detached House
- Dining Area with a Sky Lantern and French Doors
- Ground Floor WC
- Four Piece Family Bathroom
- Detached Garage and Ample Off-Street Parking
- Spacious Lounge and Dining Room
- Modern Kitchen with Integrated Appliances
- Two Double Bedrooms and One Single Bedroom
- Generous Rear Garden
- Double Glazing and Gas Central Heating





This well-presented semi-detached house provides generous and modern living accommodation throughout. The property opens with a porch leading into an entrance hall with under stair storage and access to a convenient ground floor WC. A large lounge flows seamlessly into a dining room that spans the width of the property, featuring two sets of French doors and a striking sky lantern, creating a bright and airy space ideal for entertaining. The dining area opens further into a sizeable kitchen, complete with integrated appliances and a breakfast bar. To the first floor, the landing leads to two double bedrooms, a single bedroom, and a well-appointed four-piece bathroom comprising a bath, separate shower cubicle, WC, and sink. Externally, the property boasts a generous rear garden, along with a detached garage to the rear and ample off-street parking to the front. Additional benefits include double glazing and gas central heating.

Situated on Rochford Garden Way in Rochford, the property falls within the catchment area for Stambridge Primary Academy and Waterman Primary Academy. The home is conveniently located within minutes of Rochford town centre, offering a range of amenities, shops, and bus links, as well as Rochford Train Station, making it ideal for commuters and families alike.

Three Bedroom Semi-Detached House

Porch

5'0 x 4'1 (1.52m x 1.24m)

Entrance Hall

9'3 x 6'5 (2.82m x 1.96m)



Lounge

11'11 x 10'2 (3.63m x 3.10m)

Dining Room

23'8 x 9'0 (7.21m x 2.74m)

Kitchen

19'2 x 13'3 (5.84m x 4.04m)

WC

6'2 x 2'11 (1.88m x 0.89m)

Landing

Bedroom One

13'4 x 12'5 (4.06m x 3.78m)

Bedroom Two

12'5 x 10'3 (3.78m x 3.12m)

Bedroom Three

9'6 x 7'8 (2.90m x 2.34m)

Four Piece Bathroom

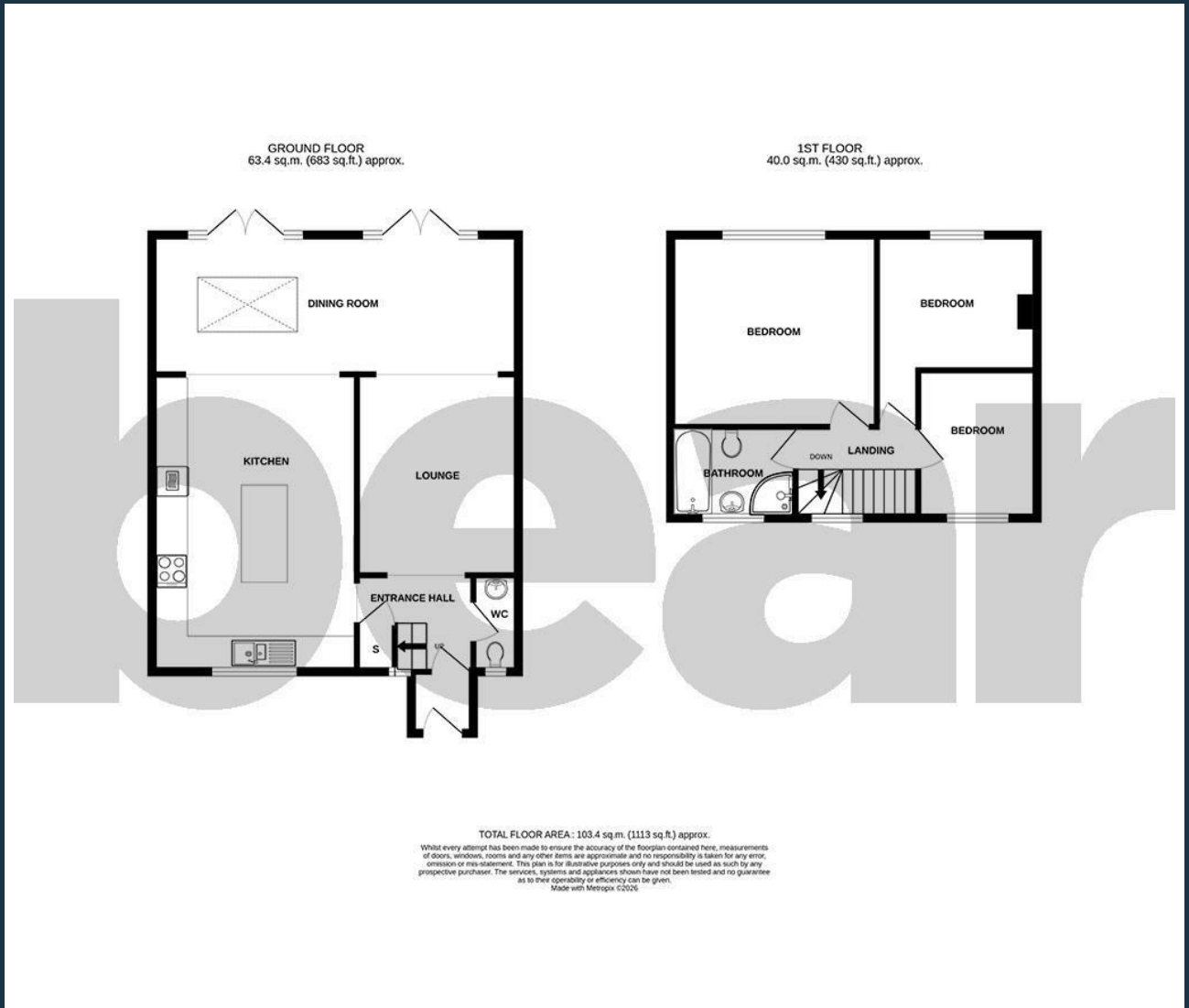
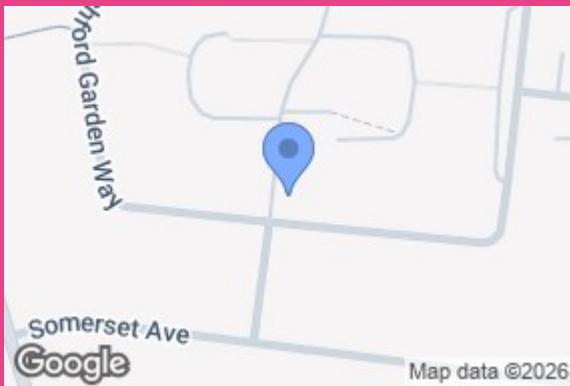
8'1 x 5'11 (2.46m x 1.80m)

Garden

Garage

Off-Street Parking





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

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
 info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>