

To arrange a viewing contact us
today on 01268 777400



East Street, Rochford £950,000

Fir Tree House is an exquisite 18th-century Grade II Listed residence, rich in history and effortlessly combining timeless elegance with contemporary comforts. Encompassing over 3,000 sq ft across three floors, plus a versatile basement, this expansive property is perfectly positioned within walking distance of Rochford Town Square and Rochford Station, offering direct rail links to London Liverpool Street.

Upon stepping inside this remarkable historic home, you are welcomed by a character-filled entrance hall that leads to a convenient inner lobby. Beyond this, the high-quality bespoke kitchen/dining room awaits, complete with a centre island, vaulted ceiling, and direct garden access. The ground floor further boasts two separate, inviting reception rooms, a utility room, and a WC.

On the first floor, the magnificent principal bedroom features a desirable dressing room and en-suite bathroom. This floor also includes a spacious double bedroom and a large family bathroom. Continuing to the second floor, you'll find two additional double bedrooms, each with their own generous en-suites. The large basement provides a flexible space suitable for various uses.

Outside, Fir Tree House offers a secluded, south-facing rear garden with both lawn and patio areas, complemented by a multi-purpose garden room. The front of the house is framed by a beautifully maintained garden and a cobbled pathway, while a side courtyard/driveway provides off-street parking for several cars. Conveniently located, this delightful home is just a short walk from Rochford Town Square and Rochford Station, with Southend International Airport a mere 1.5 miles away.

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GROUND FLOOR

Living Room - 16'5 x 14'1 (5.0m x 4.3m)
Family Room - 16'7 x 14'4 (5.06m x 4.37m)
Kitchen - 15'1 x 13'9 (4.59m x 4.2m)
Dining Room - 12'3 x 11'11 (3.7m x 3.6m)
Utility Room - 8'5 x 5'2 (2.5m x 5.2m)
Ground Floor W/C

FIRST FLOOR

Master Bedroom - 16'7 x 14'1 (5.0m x 4.3m)
Walk In Wardrobe
En Suite
Bedroom Two - 14'4 x 13'10 (4.3m x 4.2m)
Family Bathroom

SECOND FLOOR

Bedroom Three - 13'2 x 12'2 (4.0m x 3.7m)
En Suite
Bedroom Four - 13'2 x 11'6 (4.0m x 3.5m)
En Suite

BASEMENT

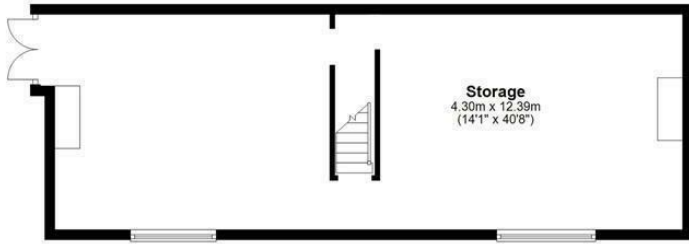
Storage Area - 40'8 x 14'1 (12.3m x 4.3m)

LANDSCAPED REAR GARDEN

DRIVEWAY TO THE SIDE PROVIDING AMPLE OFF STREET
PARKING

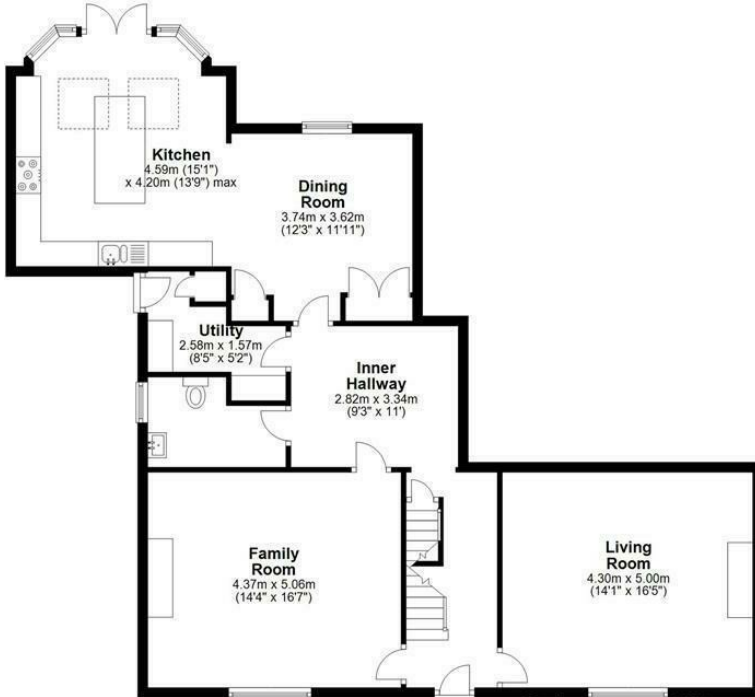
Basement

Approx. 53.6 sq. metres (576.6 sq. feet)



Ground Floor

Approx. 104.9 sq. metres (1129.0 sq. feet)



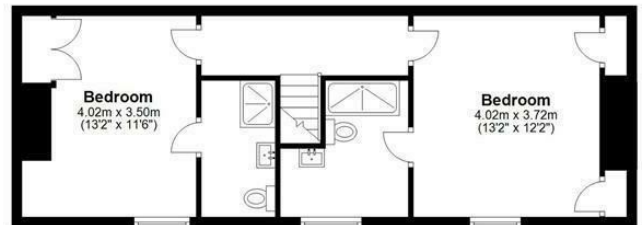
First Floor

Approx. 73.5 sq. metres (791.6 sq. feet)



Second Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 279.6 sq. metres (3009.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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