



\* £325,000 - £350,000 \* Three bedroom semidetached chalet in Rochford offering two large reception rooms, a beautifully landscaped rear garden, off-street parking and a garage. The property is situated on a quiet cul-de-sac in Rochford within easy reach of amenities, bus links and excellent schools.

- Sizeable Semi-Detached Chalet
- Bay Fronted Dining Room
- Large Lounge Complemented with a Feature Fireplace
- Well Proportioned Kitchen
- Ground Floor Bathroom with Access to Storage

- Three Bedrooms on the First Floor
- Beautifully Landscaped Garden with Decking
- Detached Garage to the Rear
- Off-Street Parking
- Double Glazing and Gas Central Heating

## Hilary Close Rochford £325,000 Price Guide



# **Hilary Close**



Bear Estate Agents are thrilled to bring to the market, this delightful semi-detached chalet, positioned on a quiet cul-de-sac in Rochford. This family home is within catchment of the ever-popular The King Edmund School. Also within easy reach, you will find convenient bus links, amenities, parks and Rochford Train Station serving London Liverpool Street Station.

This well-loved family home is well presented throughout. Internally, the ground floor boasts a bay fronted dining room which has stairs leading to the first floor, a large lounge, complemented by a feature fireplace, a good-sized kitchen and a three piece bathroom. To the first floor, there are two double bedrooms and one single bedroom. Externally, the property offers off-street parking, a detached garage and a beautifully landscaped garden that has a decked seating area. \* Please note the property benefits from two newly installed flat roofs \*

#### **Three Bedroom Semi-Detached Chalet**

**Entrance Hall** 

**Lounge** 16'0 × 10'0

**Dining Room** 13'0 x 10'0

**Kitchen** 16'9 x 8'3

 $\begin{array}{c} \textbf{Bathroom} \\ 8'3 \times 7'2 \end{array}$ 

Storage

Landing

**Bedroom One** 14'10 × 10'10

**Bedroom Two** 12'8 × 10'4

Bedroom Three  $9'5 \times 7'5$ 

Garden

Garage

23'0 x 9'2

**Off-Street Parking** 









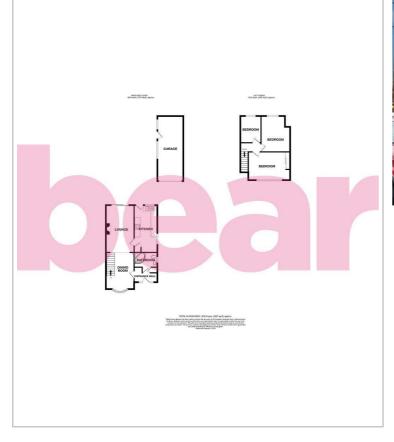






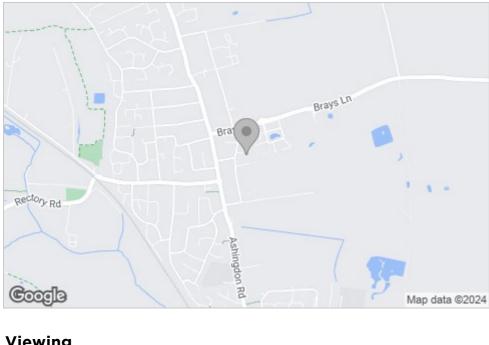


#### **Floor Plan**





#### Area Map



### 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

#### **Energy Efficiency Graph**

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) 🗛 В (69-80) (55-68) D (39-54) (21-38) G Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales** Environmental Impact (CO<sub>2</sub>) Rating Potential Very en onmentally friendly - lower CO2 (92 plus) 🛕 (81-91) (69-80) (55-68) (39-54) G Not envir onmentally friendly - higher CO2 en EU Directive 2002/91/EC **England & Wales** 

204 Woodgrange Drive, Southend-on-Sea, Essex, SSI 2SJ