



\*\* ALMOST 1500 SQUARE FEET - GUIDE PRICE £415,000-£435,000 - NO ONWARD CHAIN \*\*  
Substantially extended three bedroom semi-detached house in Rochford within close proximity of local schools, amenities and travel networks. Boasts off-street parking, a south facing garden with a garden room, a utility room and a w.c.

- Well Presented Semi-Detached House with No Onward Chain
- Large Lounge
- Modern Fitted Kitchen/Diner and a Separate Utility Room
- Ground Floor WC
- Three Bedrooms
- Three Piece Bathroom
- Off-Street Parking for Two to Three Vehicles
- South Facing Garden
- Double Glazing
- Gas Central Heating

## Rochford Garden Way

Rochford

**£415,000**

Price Guide





# Rochford Garden Way



Bear Estate Agents are delighted to bring to the market, this three bedroom semi-detached house in the heart of Rochford. Internally, the ground floor accommodation comprises a large well presented lounge that leads into a modern fitted kitchen/diner, a separate utility room and a WC. There are three well-proportioned bedrooms on the first floor, as well as a three piece bathroom. Externally, the front provides off-street parking for up to three vehicles, as well as side access to the rear, whilst the rear presents a beautifully landscaped south facing garden which is home to a garden room complete with power and water.

Rochford Garden Way is a quiet residential road in Rochford positioned close to amenities and well-regarded schools. For commuters, you will find access to bus links and Rochford Train Station serving London Liverpool Street Station close to hand.

## Three Bedroom Semi-Detached House

### Entrance Hall

### Lounge

23'4 x 14'4-10'11

### Kitchen/Diner

17'2 x 17'1

### Utility Room

15'8 x 5'11

### WC

### Landing

### Bedroom One

12'1 x 11'6

### Bedroom Two

11'6 x 10'1

### Bedroom Three

9'1 x 8'3

### Three Piece Bathroom

### Off-Street Parking

### Side Access

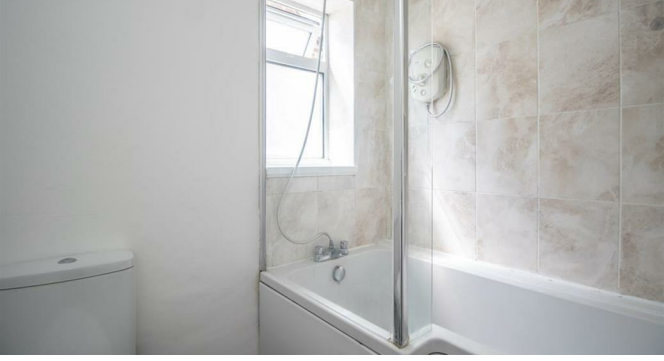
### South Facing Garden

### Garden Room

20'10 x 14'3

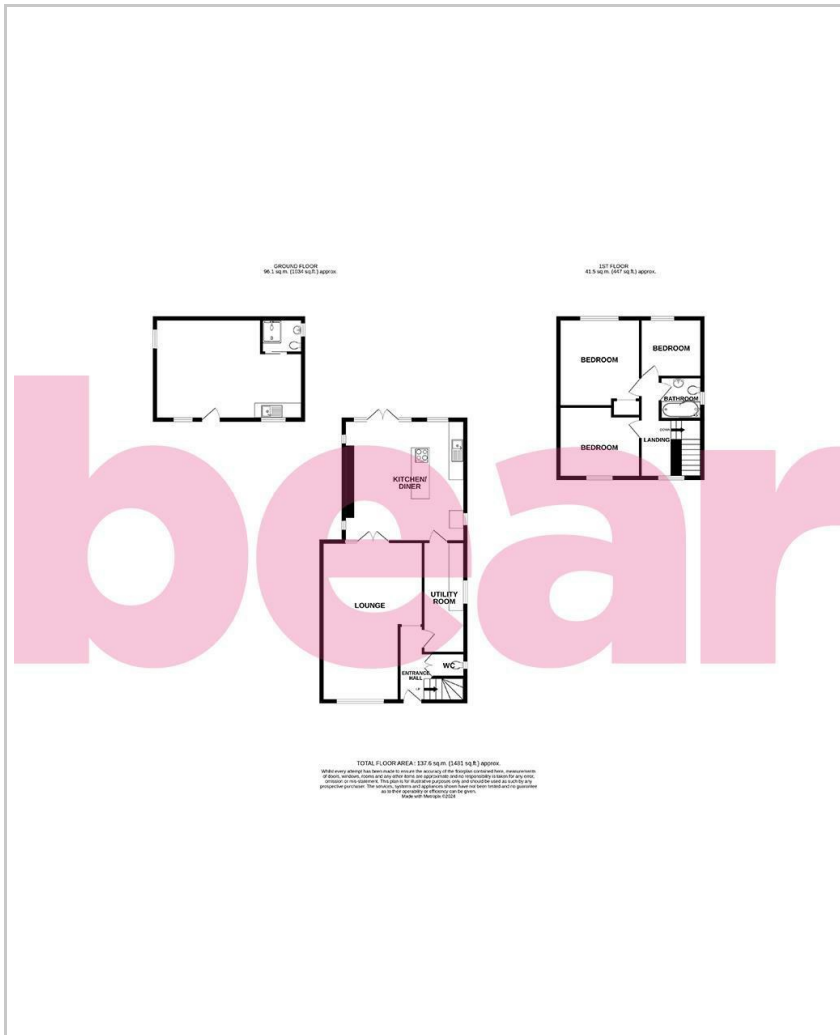
Power and water access. Houses a shower room and kitchen.



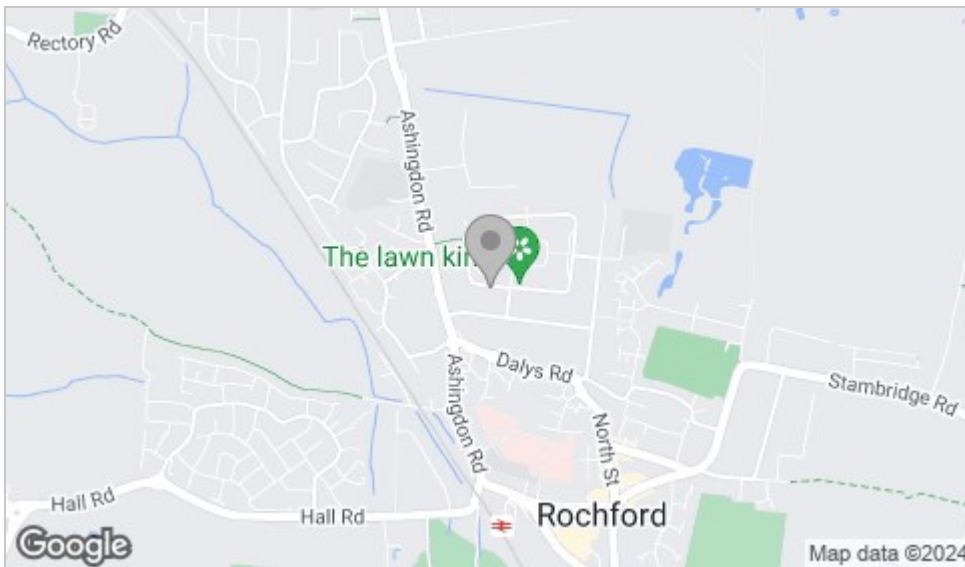




# Floor Plan



## 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.

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## Energy Efficiency Graph

