

22 The Ridings, Rochford, Essex, SS4 1HD
Price Guide £425,000

bear
Estate Agents



22 The Ridings, Rochford, Essex, SS4 1HD

Price Guide £425,000

Council Tax Band: C

*** STUNNING RESEVOIR VIEWS - £425,000 - £450,000 *** Bear Estate Agents have been presented a unique opportunity to offer for sale, this attractive and extended three bedroom house providing stunning views over the reservoir to the rear aspect. The property has three double bedrooms, two reception rooms and a large kitchen/breakfast room with an additional utility room/WC. There is also a large double garage within an easy to maintain garden.

The accommodation comprises an entrance hall, two reception rooms, a large kitchen/breakfast room and a utility room/WC. To the first floor, there are three double bedrooms and a modern four piece family bathroom. The property further benefits from double glazed windows, gas central heating, a low maintenance garden with feature raised decking area providing stunning views over the reservoir plus a rear gate leading out to the reservoir, a double glazed and an independant driveway to the front for three vehicles.

The Ridings is a popular cul-de-sac location where properties rarely become available to the open market. The property has easy access to good local schools, Rochford town centre and major train links serving London Liverpools Street Station.

Frontage

Independant block paved driveway providing off-street parking for three vehicles, side access to the double garage and an obscure UpVC entrance door to:

Entrance Hall

10'5 x 8'4

Stairs to the first floor landing, obscure double glazed window to the front aspect, under stair storage cupboard, radiator and doors to:

Dining Room

15'3 x 10'8

Smooth ceilings, feature double glazed window to the front aspect, radiator and french doors leading to:

Lounge

18'6 x 10'8

Smooth ceilings, double glazed leadlight french doors with side panel windows leading onto and overlooking the garden, double radiator, feature cerastone fireplace with a gas fire and access to:

Kitchen/Breakfast Room

23'2>18'3 x 10'8

Smooth ceilings with suspended ceiling and inset downlighters, double glazed leadlight windows and door to the rear aspect which leads onto and overlooks the garden, tiling to floors and walls, range of base and wall level shaker style units

complemented with roll edge worktops, inset one and a quarter bowl sink unit with a feature mixer tap, range master oven to remain, double radiator and door to:

Utility Room/WC

7'1 x 6'3

Coving to smooth ceilings, obscure double glazed windows to the side aspect, vinyl floors, tiling to walls, WC, base and wall level storage units complemented with rolled edge worktops, space for a fridge, washing machine and tumble dryer and a wall-mounted Worcester combination boiler.

First Floor Landing

Double glazed window to the front aspect, loft access and doors to:

Bedroom One

10'8 x 10'7

Smooth ceilings, double glazed window to the front aspect, built-in mirrored wardrobes with sliding doors and a double radiator.

Bedroom Two

10'5 x 10'4

Smooth ceilings, large double glazed leadlight windows to the rear aspect providing lovely views onto the reservoir and a radiator.

Bedroom Three

12'9 x 9'8

Smooth ceilings, double glazed leadlight windows to the rear aspect providing lovely views onto the reservoir, radiator and built-in floor to ceiling mirrored wardrobes with sliding doors with adjacent chest of drawer units.

Bathroom

7'9 x 7'2

Smooth ceilings with multiple inset downlighters, double glazed windows to the side aspect, quality vinyl flooring, tiling to walls, walk-in tiled shower enclosure, wall-mounted electric shower, sink unit with mixer tap and various storage cupboards and drawers beneath, WC, panelled bath with a mixer tap and shower attachment, wall-mounted heated towel rail and an adjacent storage cupboard.





Garden

Commences with a raised decked patio area, steps down to the remainder which is laid down lawn, fencing to all boundaries, rear gate to the reservoir, block paved side access, double gates leading to the front, security lighting and an external tap.

Garage

16'9 x 15'7

Divided into three separate areas, up and over door, power, lighting, wall-mounted fuse board, storage units, shelving units, large amount of eaves storage above and multiple power points.



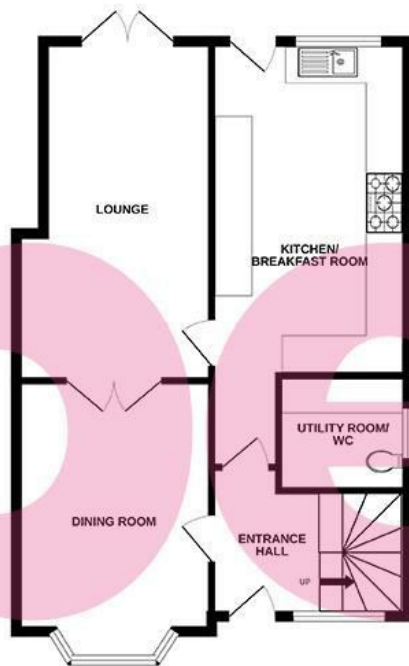
bear

Estate Agents

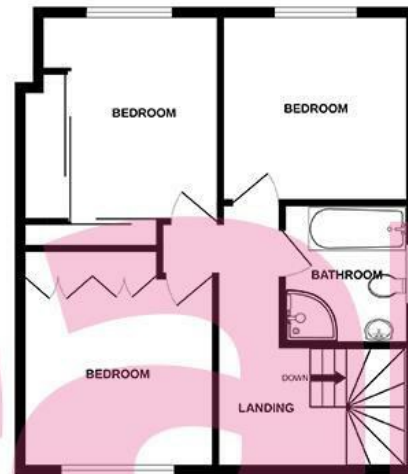
204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211

info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>

GROUND FLOOR
 62.4 sq.m. (671 sq.ft.) approx.



1ST FLOOR
 49.1 sq.m. (529 sq.ft.) approx.



TOTAL FLOOR AREA: 111.5 sq.m. (1200 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
 Made with Metropix ©2024

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	