

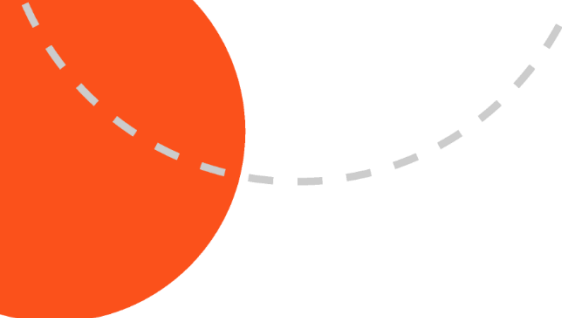


3, Alice Gardens, Rochford, SS4 1YD

Two Bedroom Semi-Detached House / Guide Price: £350,000 - £360,000 / Tel: 01702 207720







Walk through the front door of this modern semi-detached house and prepare to be impressed. The property delivers stylish, well decorated living space to include a useful ground floor cloakroom, fitted kitchen with integrated appliances, a bright lounge overlooking the garden with plenty of space for a dining table. Upstairs you will find **two double bedrooms** and a large bathroom with 'jack and jill' access from the landing and bedroom. In addition to the landscaped south facing rear garden to the front is a private driveway providing off street parking for two vehicles.

Location wise the property is set amongst homes of a similarly high quality on the Elizabeth Gardens development which is close to Rochford Hundred Golf Club, Clements Hall Sports Centre and easy distance of shops and train station with fast access to London. We have produced a **360' virtual tour** so you can see inside straight away but anticipate significant interest so would suggest an early viewing appointment.

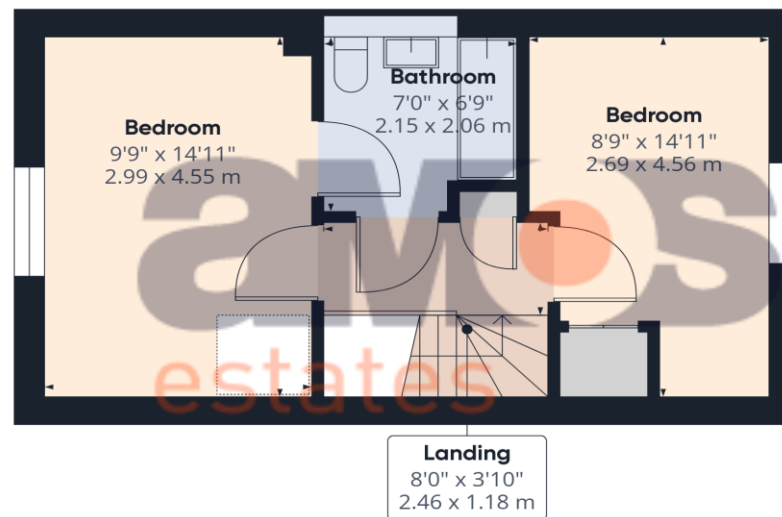
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# A space to call home.



Floor 0



Floor 1



## Highlights

- / Modern Two Bedroom House
- / Welcoming Entrance Hall
- / Modern High Specification Kitchen
- / Lounge with Space for Dining Table
- / Ground Floor Cloakroom
- / Dual access Bathroom
- / Landscaped South Facing Rear Garden
- / Own Driveway for Two Vehicles
- / EPC Rating **A**





Composite entrance door with double glazed panel leading to:

### **Entrance Hall /**

**10'3 x 4'1**

Wood floor covering, power points, telephone point, plastered ceiling, staircase to first floor with fitted carpet, white wood doors leading to rooms.

### **Ground Floor Cloakroom /**

**6'1 x 3'2**

White suite comprising of integrated toilet with dual flush and vanity unit with sink top and mixer tap, tiled splashback, radiator, double glazed window, plastered ceiling.

### **Kitchen /**

**10'3 x 7'0**

Stylishly fitted at both eye and base level with working surface over, inset stainless steel sink unit with mixer tap, appliance space for washing machine, integrated dishwasher and fridge/freezer, oven and four ring gas hob with glass back plate and wall mounted extractor fan, wood floor covering, plastered ceiling with spotlights, double glazed window to front aspect, power points.

### **Lounge /**

**15'6 x 14'10**

Double glazed doors leading to the rear garden with adjacent strip double glazed windows, wood floor covering, storage cupboard, radiator, plastered ceiling, space for dining table, power points.



## Galleried Landing /

8'0 x 3'10

White wood balustrade, fitted carpet, plastered ceiling with loft access, airing cupboard, power points, white wood doors leading to rooms.

## Bedroom One /

14'11 x 9'9

Double glazed window to front aspect, fitted carpet, radiator, power points, plastered ceiling, access door to bathroom.

## Bedroom Two /

14'11 x 8'9

Double glazed window to rear aspect, fitted carpet, plastered ceiling, useful area which is perfect for home office, radiator, storage cupboard, power points.

## Bathroom /

7'0 x 6'9

White suite comprising of integrated toilet with dual flush, wall mounted sink unit with mixer tap and bath with wall mounted screen, mixer tap and integrated shower unit, floor covering, radiator, tiled wall areas, plastered ceiling with inset spotlights.

## South Facing Rear Garden /

Sun patio to the immediate rear, wooden gate to front, secure fenced boundaries, lawn area, raised planting area, outside light.

## Front Garden /

Pathway, lawn area, outside light, shrubs, own driveway providing parking for two vehicles.







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