



1 Heritage Way, Rochford, Essex, SS4 1XA

Two Bedroom Semi-Detached House / Guide Price: £325,000 to £340,000 / Tel: 01702 207720



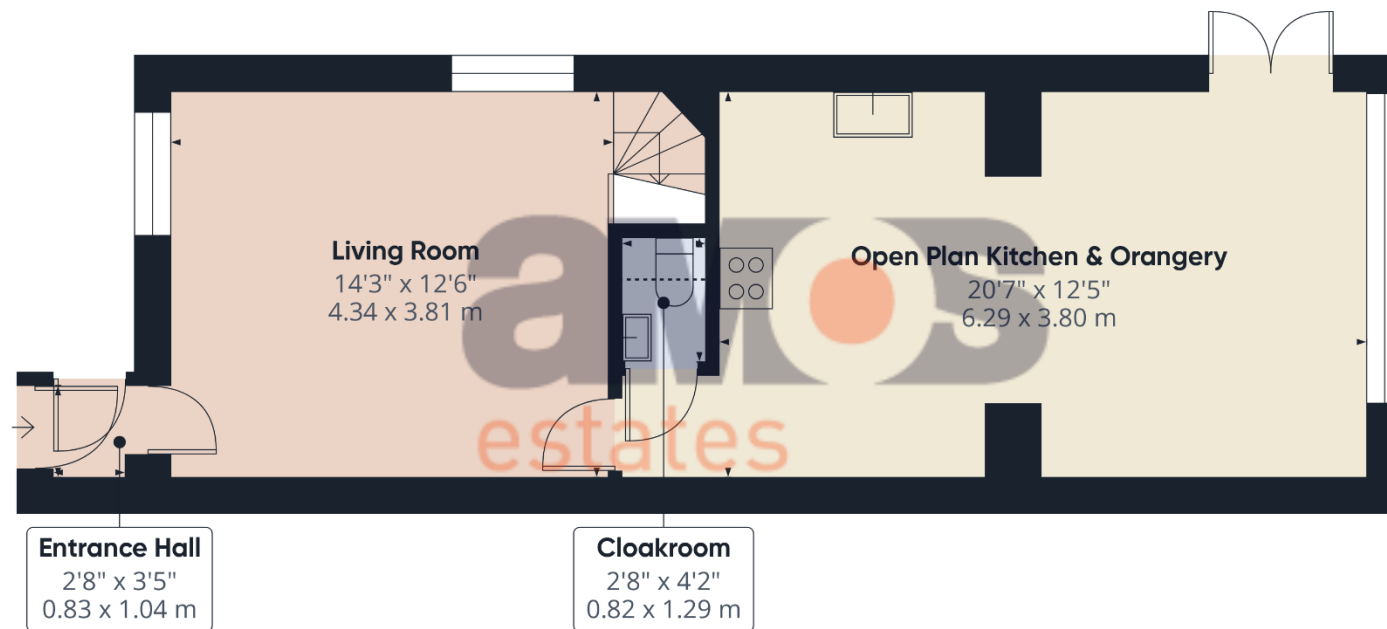


Take a look at this lovely and stylishly presented two-bedroom semi-detached home. As you step through the entrance hall, you are welcomed into a bright and spacious living room, providing a warm and inviting space to relax. To star feature of the property is a high specification one year old kitchen with open access to a light-filled orangery, creating a versatile space with room for dining table and seating plus a home office area which will appeal to those looking for remote working. The ground floor is completed by a useful cloakroom. Upstairs, you will find two double bedrooms and a three-piece family bathroom. Outside, the rear garden is well maintained and features both a patio area and a neatly kept lawn it also benefits from power and water installed to the far end of the garden. To the front of the property, there is a detached garage and parking. This charming home is ready to move into and offers a great blend of comfort, style, and practicality.

Location wise you will find yourself within short walking distance of the picturesque market square retailers and eateries and Rochford train station with fast, direct access to London Liverpool Street station. We have created a **360' virtual tour** to allow you an early look inside.

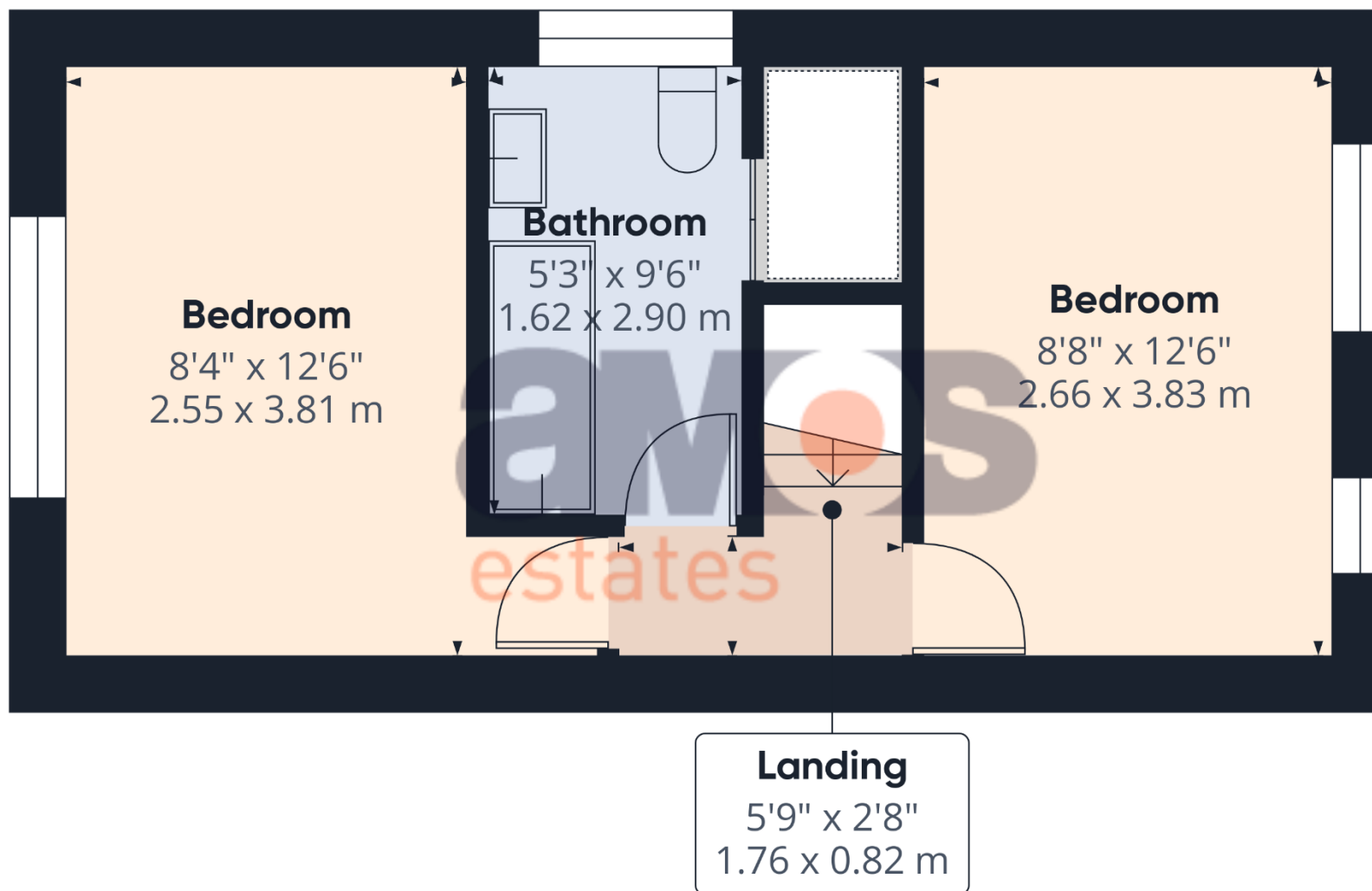
Find us on





Ground Floor

**A space to
call home.**



First Floor



Highlights

- / Semi-Detached House
- / Two Double Bedrooms
- / Stylish Kitchen & Orangery
- / Very Well Decorated Lounge
- / Ground Floor Cloakroom
- / Family Bathroom
- / Garage and Parking
- / Short Walk to Rochford Station
- / EPC Rating Pending



Entrance Hall /

3'5 x 2'8

Double glazed entrance door, plastered ceiling, wood effect floor covering, storage cupboard, white wood door to:

Living Room /

14'3 x 12'6

Double glazed windows to front and side aspect, plastered ceiling, fitted carpet, staircase to first floor accommodation with fitted carpet and wood balustrade, radiator, power points, door to:

Open Plan Kitchen & Orangery /

20'7 x 12'5

Kitchen /

Fitted at both eye and base level in range of one year old units with marble style worktops over and matching back plate, under cupboard lighting, inset five ring gas hob, sink unit with mixer tap and drainer, fan assisted integrated oven, appliances include fridge and freezer and washer/dryer, cupboard housing plumbing for dishwasher, herringbone floor covering, power points, radiator, plastered ceiling, open plan access to:

Orangery /

Double glazed windows to rear aspect and double-glazed door to rear garden, double glazed roof window with fitted blind, herringbone floor covering, space for dining table, radiator, power points, plastered ceiling with spotlights, useful work area for home office.

Ground Floor Cloakroom /

4'2 x 2'8

White suite comprising of low flush toilet and floor standing vanity unit with sink top and mixer tap, marble splashback, wall mounted storage cupboard, herringbone style floor covering.





Landing /

5'9 x 2'8

Staircase from ground floor with handrail, plastered ceiling with access to loft which is boarded and provides ample storage space, fitted carpet, white wood doors leading to rooms:

Bathroom /

9'6 x 5'3

Three-piece suite comprising of sculptured bath with mixer tap and fitted shower unit with safety glass shield, vanity unit with sink top and mixer tap, low level toilet, double glazed window, floor covering, plastered ceiling with integrated spotlights, tiled wall areas, storage cupboard housing boiler which was installed around two years ago, chrome towel radiator.

Bedroom One /

12'6 x 8'8

Double glazed window to rear aspect, plastered ceiling, fitted carpet, radiator, power points.

Bedroom Two /

12'6 x 8'4

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

Rear Garden /

Wide block paved patio area to the side which is perfect for bin storage and provides access via a wooden gate to the front, outside water tap, laid to lawn area, fence boundary to one side and brick to the other, attractive planting, outside power points, we are also advised that water supply services the far end of the garden, outside lights.

Front Garden /

Block paved driveway providing parking, side gate providing rear access, outside lighting, wrought iron boundary fence, access to detached garage.

Detached Garage /





We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

