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Estate Agents



This characterful family home sits on an impressive 250x60 foot plot (approximately) and offers yet even more potential to extend (s.t.p.). The home currently has ample parking on the front driveway as well as access to the garage, all double bedrooms with the master having a dressing room, multiple bathrooms, a choice of reception rooms, a kitchen with an attached utility room, conservatory and a vast rear garden. The location feels semi-rural and private but is only a walk to Rochford Station for commuters as well as a nearby range of amenities. The internal condition is good but could benefit from some modernisation. Please call for a viewing!

- Plot approximately 250 x 60 foot
- Massive potential to extend even further (s.t.p.)
- Huge layout
- Walk to Rochford train station
- All double bedrooms
- Huge detached family home
- Ample parking
- Semi-rural area
- Multiple bathrooms
- Characterful home

Stambridge Road

Rochford

£950,000



Stambridge Road



Room Descriptions

Entrance Porch - 1.93m x 1.35m (6'4 x 4'5) - UPVC double glazed lead light windows to sides. Radiator, tiled floor. Part glazed double doors leading to entrance hall.

Entrance Hall - 4.14m x 2.51m (13'7 x 8'3) - Large welcoming hallway with stairs to first floor & understairs storage, radiator in cover, coved ceiling.

Ground Floor Cloakroom - 2.31m x 0.81m (7'7 x 2'8) - Low level WC, wash hand basin in vanity unit, fully tiled floor & walls, radiator, extractor fan.

Lounge - 7.44m x 4.04m increasing to 5.54m (24'5 x 13'3 inc - Impressive dual aspect room with UPVC double glazed lead light window to front & double glazed patio doors to rear on to garden. Feature fireplace with inset gas fire, radiator, coved ceiling.

Dining Room - 4.39m x 3.48m (14'5 x 11'5) - Double glazed patio doors to rear in to conservatory. Radiator, coved ceiling

Home Office/Play Room - 3.18m x 2.95m (10'5 x 9'8) - UPVC double glazed lead light window to front. Double radiator, coved ceiling.

Conservatory - 7.06m x 4.67m increasing to 5.23m (23'2 x 15'4 inc - Fabulous room overlooking garden with UPVC double glazing to 3 sides & roof, 2 sets of french doors on to garden. 3 radiators, tiled floor.

Kitchen - 4.19m x 2.64m (13'9 x 8'8) - Open archway to rear in to conservatory. Range of base & eye level units with drawers over base units & further drawer pack. Integrated electric double oven, separate electric hob, extractor fan & fridge/freezer, space for dishwasher. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, ceiling spotlights. Door to utility room.

Utility Room - 4.42m x 1.73m (14'6 x 5'8) - UPVC obscure double glazed door to rear. Courtesy door to garage. Range of base & eye level units with spaces for freezer, washing machine & tumble dryer, roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, freestanding boiler (not tested) tiled floor.

First Floor Landing - 5.08m x 1.73m (16'8 x 5'8) - UPVC double glazed lead light window to front. Loft access, airing cupboard with foam lagged copper cylinder, radiator, coved ceiling.

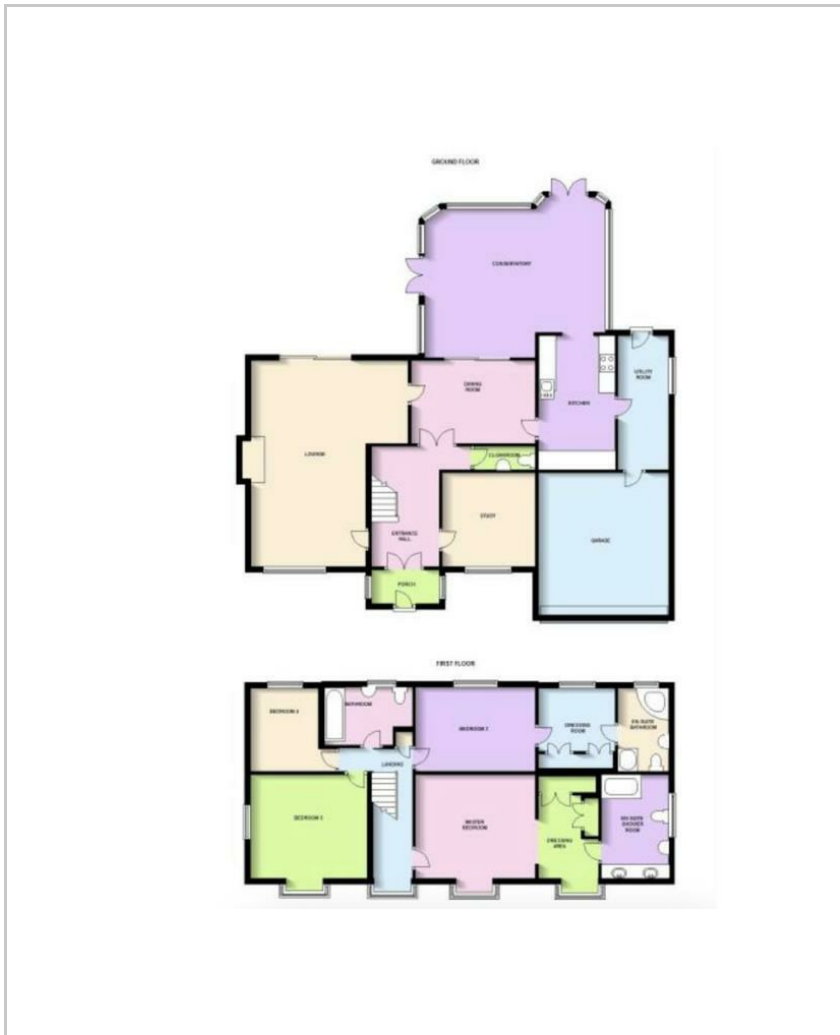
Bedroom 1 - 3.84m x 3.56m (12'7 x 11'8) - UPVC double glazed lead light window to front. Range of fitted wardrobes, radiator. Opening to dressing room

En Suite - 3.40m x 2.36m (11'2 x 7'9) - UPVC double glazed lead light window to front. Large walk in double shower cubicle, low level WC, 'his & hers' wash hand basins with mixer taps and cupboards below. Fully tiled walls, radiator, ceiling spotlights.

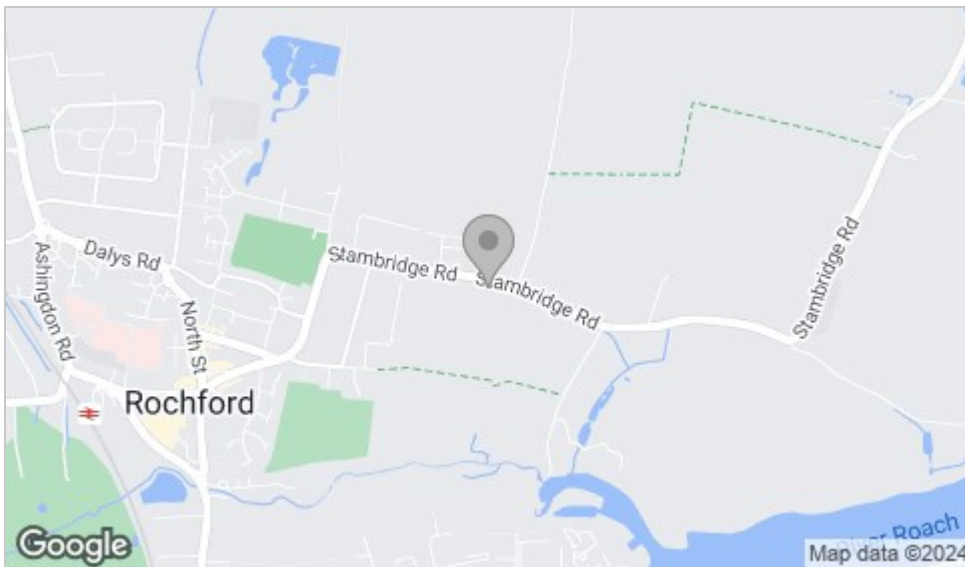
Dressing Room - 4.04m x 2.31m (13'3 x 7'7) - UPVC double glazed lead light window to front. Range of fitted wardrobes, radiator, loft access. Door to en suite.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		