



## CLIFTON ROAD

ROCHFORD, SS4 3HJ

**£550,000**  
FREEHOLD

\*\* OFFERS IN EXCESS OF £550,000 - EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME IN ASHINGDON. POSITIONED IN A SOUGHT AFTER LOCATION AND COMING TO MARKET WITH AMPLE OFF-STREET PARKING AND NO ONWARD CHAIN.

**RP&C.**  
RICKY, PLANT  CHEN-PORTER



# CLIFTON ROAD

- Extended four bedroom detached family residence
- Presented to the market with no onward chain
- Ample off-street parking on sizeable driveway
- Three spacious receptions rooms
- Beautiful kitchen/diner
- Convenient ground-floor WC
- Large rear garden with additional summerhouse
- Close to a selection of well regarded schools
- Within easy reach of amenities
- A wonderful size and sought after location



Nestled in a popular location in Ashingdon, this beautifully presented and extended four double bedroom detached house offers the perfect blend of space, style and convenience - ideal for growing families.

To the front, the property benefits from ample off-street parking, while the interior boasts generous and versatile living accommodation throughout. The ground floor has been thoughtfully extended to provide a spacious layout that includes a bright and airy lounge, an extended second reception room, a modern kitchen/diner, a convenient ground floor WC, and additional living space created from a converted garage - perfect for use as a playroom, office or snug.

Upstairs, you'll find four well-proportioned double bedrooms and a stylish family bathroom, all finished to a high standard.

One of the standout features is the large rear garden—a fantastic outdoor space ideal for entertaining, with a lovely summer house offering a versatile space ideal as a gym or potential home office.

Situated close to well-regarded schools, excellent local amenities and shops, this property is perfectly placed in a family-friendly neighbourhood that's both quiet

and convenient.

An early viewing is strongly recommended to appreciate all that this wonderful home has to offer.

## Four/five bedroom detached family home

### Entrance hall

Accessed via stunning oak double doors

### Reception room/fifth bedroom

### Kitchen/diner

### Lounge

### Extended second reception

### Ground floor shower room/WC

### Stairs to first floor

### Hallway

### Bedroom one

### Bedroom two

### Bedroom three

### Bedroom four

### Four piece family bathroom

### Large rear garden

### Summerhouse

With electrics

### Ample off-street parking

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### ADDITIONAL INFORMATION

**Local Authority** – Rochford District Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1454.00 sq ft

**Tenure** – Freehold







**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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