

## RUTLAND GARDENS

ROCHFORD, SS4 3AX

**OFFERS IN EXCESS OF £450,000**  
**FREEHOLD**

BEAUTIFULLY PRESENTED AND VERSATILE THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME, POSITIONED ON A SIZEABLE CORNER PLOT IN A QUIET CUL-DE-SAC IN ROCHFORD. BOASTING A WONDERFUL 23' GARDEN ROOM, STYLISH INTERIORS, AMPLE OFF-STREET PARKING WITH ADDITIONAL GARAGE AND MUCH MORE!

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

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- Stylish and versatile three/four bedroom semi-detached family home
- Positioned on a large corner plot
- Ample off-street parking for multiple vehicles
- Large 23' garden room with power
- Private garage
- Stunning open-plan living space with bio ethanol burner
- Convenient ground-floor WC and utility room
- Quiet cul-de-sac location
- Close to a selection of well regarded schools
- Within easy reach of fantastic amenities



Nestled in a peaceful cul-de-sac, this beautifully presented three/four-bedroom semi-detached family home sits proudly on a substantial corner plot, offering both space and style in abundance. With extensive off-street parking for multiple vehicles, as well as a garage, this property combines practicality with modern elegance.

From the moment you step through the secure entrance porch and into the welcoming hallway, the standard of finish throughout is immediately apparent. The heart of the home is a stunning open-plan lounge, kitchen and dining area, thoughtfully designed to bring family and friends together. A sleek and stylish kitchen, complete with premium Fisher & Paykel integrated appliances, blends seamlessly with the generous living space, complemented by a contemporary bi-ethanol burner and multiple access points leading directly to the garden.

The ground floor also offers a handy utility room, a separate WC, and a versatile additional reception room – currently used as a cinema room, though equally well-suited as a fourth bedroom, home office, or playroom.

Upstairs, the property continues to impress with two spacious double bedrooms and a larger-than-average third bedroom, currently serving as a luxurious walk-in wardrobe. A chic and modern four-piece family

bathroom completes the first floor.

The outdoor space is where this home truly shines. Set on a large corner plot, the rear garden is a private sanctuary – beautifully landscaped with both style and function in mind. A covered decked seating area with electrics and TV access provides the perfect spot for entertaining year-round, while the expansive lawn and planting beds add charm and colour. At the rear, a remarkable 23ft garden room with power offers endless potential as a gym, office, or creative studio.

Ideally located, the property enjoys the perfect balance of tranquil residential living while remaining close to everything a modern family could need. Highly regarded schools, local amenities, scenic parks, and excellent travel connections into Central London are all within easy reach.

This is more than just a house – it's a home designed for modern family living, where style meets comfort, and convenience meets charm.

**Versatile three/four bedroom family home**

**Secure entrance porch**

**Entrance hallway**

**Open-plan lounge/kitchen/diner**

**Projector room/bedroom four**

**Utility room**



**WC**

**Stairs to first floor**

**Bedroom one**

**Bedroom two**

**Bedroom three**

**Four-piece bathroom**

**Corner plot rear garden**

Inset lighting, irrigation system, decked outdoor  
undercover seating area with electric and TV.

**Garden room**

Electric, air-con/heater

**Attached shed**

Insulated with power and lighting

**Garage**

Power and lighting

**Loft**

Lighting and boarded

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## ADDITIONAL INFORMATION

**Local Authority** – Rochford

**Council Tax** – Band D

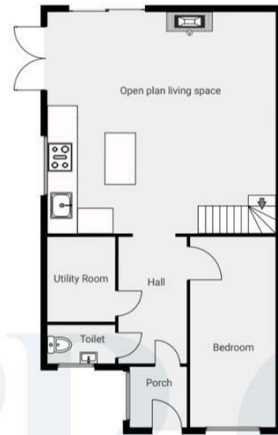
**Viewings** – By Appointment Only

**Floor Area** – sq ft

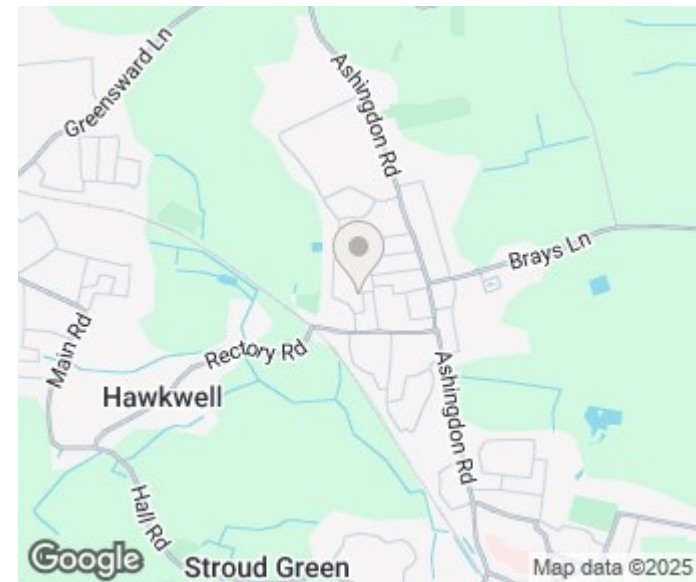
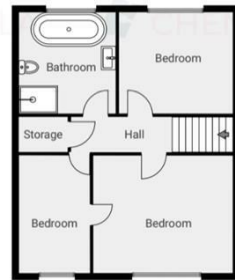
**Tenure** – Freehold



▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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