



140 Elizabeth Gardens

140 Elizabeth Gardens Rochford Essex SS4 1FX

Home Estate Agents are delighted to present this exceptional five/six bedroom detached house which has been meticulously enhanced by the current owners to create a property of elegance, comfort, and style. Offering generous proportions across three floors and finished with a discerning eye for detail, this is a home designed for modern family living without compromise.

A grand entrance hallway, laid with Amtico flooring, leads to a choice of two beautifully appointed reception rooms, offering versatility for both formal entertaining and relaxed family life. The contemporary kitchen/dining space forms the heart of the home, perfectly balanced between function and design, with a utility room and a discreet ground floor cloakroom rounding out the ground floor.

The first floor hosts four luxurious double bedrooms (each thoughtfully finished with black out blinds and wooden shutters), including a magnificent principal suite with walk-in dressing room and private en-suite. A sleek family bathroom complements the remaining bedrooms. The top floor provides a large bedroom with en-suite featuring fitted Hammond wardrobes, ample storage, and an additional sixth bedroom/loft room, ideal as a guest suite, home office, or creative retreat.

Externally, the property continues to impress. To the front, landscaped gardens and electric gates lead to secure parking for several vehicles. A detached garage, thoughtfully reconfigured, now accommodates both



storage and a stylish gym/home office. The west-facing rear garden is a private sanctuary, beautifully designed with porcelain patios and an artificial lawn, providing a sophisticated, low-maintenance space for al fresco dining and entertaining.

The setting is equally attractive, with Rochford Golf Course, Cherry Orchard Country Park, and the convenience of Rochford Train Station all close by, alongside easy access to Southend Airport for international connections.

Accommodation Comprises

The property is approached via a tiled patio pathway leading to the entrance door leading into:

Entrance Hall

Welcoming entrance hall with Amtico wood effect flooring, double glazed windows to front with bespoke wooden shutters, double glazed patio door

leading to garden, central split staircase leading to the first floor accommodation, two ceiling lights, skirting, two radiators. Doors to:

Cloakroom

Tiled flooring, part tiled walls, double glazed obscure window to front aspect with bespoke wooden shutters, wall mounted wash hand basin with mixer tap, WC, ceiling light, extractor fan, heated towel rail.

Sitting Room 19'11 x 11'5

Carpeted, two double glazed windows to front and double glazed window to side both with bespoke wooden shutters, two ceiling lights, skirting, two radiators.

Utility Room 10'0 x 5'10

Tiled flooring, double glazed window to side with bespoke wooden shutters, range of base units with Quartz worksurfaces and matching eye level wall mounted units, one and a half stainless steel sink with drainer and mixer tap,



double oven and additional combination oven, integrated fridge freezer, integrated AEG dishwasher and wine fridge.

First Floor Landing

Carpeted, double glazed window to rear aspect and double glazed window to front both with bespoke wooden shutters, left staircase leading to second floor, skirting, built in storage cupboard, two ceiling lights. Doors to:

Bedroom One 27'6 x 17'8

Carpeted, double glazed window to side aspect, double glazed window to rear and two further double glazed window to the opposite side all with bespoke wooden shutters, two ceiling lights, loft access, skirting, two radiators. Access to:

Dressing Room

Carpeted, double glazed window to side with bespoke wooden shutters, bespoke fitted wardrobes, spotlighting, radiator. Access to:

En-Suite 11'3 x 6'8

Tiled flooring, part tiled walls, double glazed obscure window to side with bespoke wooden shutters, wood panelled bath with wall mounted taps, WC, fully tiled shower cubicle, heated towel rail.

Bedroom Three 12'4 x 11'6

Carpeted, double glazed window to rear and side aspects both with bespoke wooden shutters, ceiling light, skirting. Door to:

En-Suite 7'7 x 5'1

Tiled flooring, part tiled walls, double glazed obscure window to side aspect with bespoke wooden shutters, tiled shower cubicle, wall mounted wash hand basin with mixer tap, WC, extractor fan, heated towel rail.

Bedroom Four 15'2 x 10'9

Carpeted, two double glazed windows to front and double glazed window to side aspect with bespoke wooden shutters, built in wardrobes, ceiling light,



space and plumbing for washing machine, skirting, ceiling light, extractor, radiator.

Lounge 17'8 x 16'2

Carpeted, two double glazed windows to side aspect with bespoke wooden shutters, double glazed French doors with windows to either side all with bespoke wooden shutters leading to the garden, ceiling light, skirting, two radiators.

Open Plan Kitchen/Diner 27'7 x 11'5

Tiled flooring, double glazed window to front aspect, three double glazed windows to side and double glazed French doors with double glazed windows either side all with bespoke wooden shutters leading onto the garden, spotlighting, skirting, three radiators. The kitchen is fitted to include a range of base units with Quartz worksurfaces and matching eye level wall mounted units, one and a half stainless steel sink with mixer tap, Quartz tiled splashback, AEG five burner gas hob with AEG extractor over, integrated AEG

skirting, radiator.

Bedroom Five 11'6 x 11'2

Carpeted, dual aspect double glazed windows to front and side with bespoke wooden shutters, built in wardrobe, ceiling light, skirting, radiator.

Family Bathroom 7'9 x 7'8

Tiled flooring, tiled walls, double glazed obscure window to front aspect with bespoke wooden shutters, wood panelled bath with wall mounted taps and shower attachment over, WC, wall mounted wash hand basin with mixer tap, spotlights, extractor, heated towel rail.

Second Floor Landing

Carpeted, double glazed Velux window. vaulted ceiling, two built in storage cupboards, skirting. Doors to:

Bedroom Two 18'8 x 14'7

Carpeted, double glazed window to side with bespoke wooden shutters, slightly vaulted ceiling, bespoke fitted wardrobes, two ceiling lights, loft access, skirting, radiator. Door to:

En-Suite 8'8 x 8'4

Tiled flooring, part tiled walls, shower cubicle, WC, wall mounted wash hand basin with mixer tap, spotlights, skirting, extractor, heated towel rail.

Loft Room/Bedroom Six 27'8 x 10'0

Carpeted, dual aspect double glazed windows to front and rear with bespoke wooden shutters, slightly vaulted ceiling, spotlighting, skirting, storage cupboard housing Therma Q water heater, two radiators.

Externally

Rear Garden

The rear garden commences with porcelain tiled patio to front and side ideal for dining and entertaining. The remainder of the garden is laid to lawn with raised flower bed borders, access to garage and parking.

Front Garden

Driveway to the right of the property provides off street parking leading to double wooden electric gates with additional parking and access to the rear garden and garage, tiled pathway leading to entrance.

Garage And Parking

Garage has been converted into two sections as follows:

Garage 19'10 x 10'7

Parking For 4/5 vehicles.

Gym/Office 19'10 x 11'6

Fully functional gym and office space.



















Guide Price £1,000,000 - £1,050,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330