



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Southend Road, Rochford



**Morgan Brookes believe** - This extremely versatile and spacious detached character house holds a substantial plot, with a large rear garden backing onto an open farmland, with the potential for extensions (STPP) and modernisation. The property comprises of a large entrance hall, spacious living room, separate dining room, kitchen, ground floor bedroom and to the second floor, there's two double bedrooms, a fitted shower room and separate wc!

**Our Sellers love** - That the property is situated within a sought after area of Rochford, being conveniently located to all local amenities, including Rochford Town Centre, local schools and parks, as well as Southend Airport and Mainline Railway Station, providing easy access for commuting!

### Key Features

- No Onward Chain.
- Large Detached Character Property.
- Potential For Extensions (STPP) & Refurbishment.
- Three Double Bedrooms, Shower room & Separate WC.
- Spacious Living Room, Separate Dining Room & Kitchen.
- Ample Off Street Parking & Detached Garage.
- Extensive Rear Garden & Large Backing Fields.
- Within Close Proximity To Rochford Town Centre, Local Schools & Parks.

**Guide Price £350,000 -  
£375,000**



# Southend Road, Rochford

## Entrance

Double glazed wooden panelled door leading to:

## Entrance Porch

**11' 4" x 3' 3" (3.45m x 0.99m)**

Double glazed windows to side aspect, part brick walls, door leading to:

## Entrance Hallway

**9' 9" x 9' 8" (2.97m x 2.94m)**

Double glazed stained glass window to front aspect, stairs leading to first floor accommodation. under stairs storage area housing meters, radiators, beamed walls, plate rail, carpet flooring, doors leading to:

## Living Room

**18' 4" x 10' 9" (5.58m x 3.27m)**

Double glazed bay window to front aspect, large brick fireplace with inset gas fire, radiator, beamed walls & ceilings, carpet flooring, glass doors leading to dining room.

## Dining Room

**14' 6" x 10' 8" (4.42m x 3.25m)**

Double glazed patio doors leading to rear garden, beamed walls & ceiling, radiator, carpet flooring.

## Kitchen

**10' 2" x 7' 7" (3.10m x 2.31m)**

Double glazed door & window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, space & plumbing for appliances, tiled walls.

## Ground Floor Bedroom

**10' 1" x 9' 8" (3.07m x 2.94m)**

Double glazed window to rear aspect, radiator, carpet flooring.

## First Floor Landing

Double glazed window to side aspect, airing cupboard housing combination boiler, eaves storage areas & loft access, beamed walls, plate rail, doors leading to:

## Master Bedroom

**15' 1" x 12' 1" (4.59m x 3.68m)**

Double glazed window to front aspect, fitted wardrobes, eaves storage cupboards, radiator, carpet flooring.

## Second Bedroom

**15' 1" x 11' 7" (4.59m x 3.53m)**

Double glazed window to rear aspect, fitted wardrobes, eaves storage cupboards, radiator, carpet flooring.

## Shower Room

Double glazed window to side aspect, double shower cubicle with raised shower system over, wash hand basin, radiator, tiled walls.

## Separate WC

Double glazed window to side aspect, low level W/C, tiled walls.

## Rear Garden

Laid to lawn, mature trees, shrubs & flowers, outside lighting & tap, backing onto farmland fields.

## Detached Garage

Double doors to front & side aspect.

## Front Of Property

Block paved driveway providing ample off street parking, mature trees, shrubs & flowers, remainder laid to lawn, outside lighting.

## Local Authority Information

Rochford District Council

**Council Tax Band: D**

**01268 755626**

**morganbrookes.co.uk**

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.