



## Malting Villas Road , Rochford, SS4 1AF

"Double Click To Add Sticker"

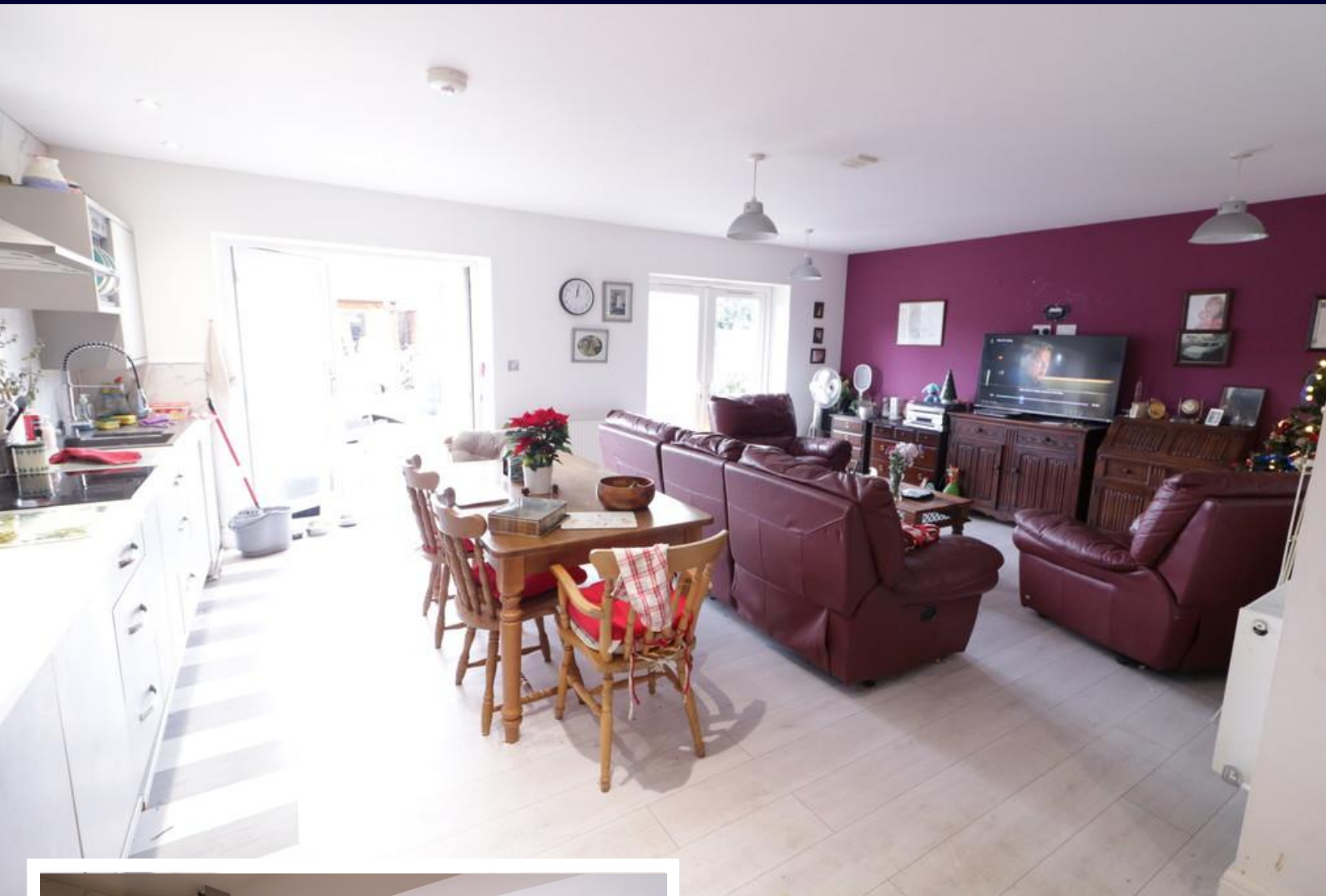
- HUGE EXTENDED 4/5 BEDROOM HOME
- FANTASTIC LOCATION
- CURRENTLY ARRANGED AS DUAL OCCUPATION
- 25' X 21'4 LIVING ROOM

### £425,000

Vastly extended 4/5 bedroom house in a lovely location ideal for Rochford Town and Station.

Currently used for dual occupation with a self contained ground floor flat & first floor apartment but easily restored to a massive house .Plenty of off road parking double glazing and good size garden.





#### **HALLWAY**

#### **LIVING ROOM**

25' 0" x 21' 4" (7.62m x 6.5m)

#### **DINING ROOM / BEDROOM**

14' 2" x 12' 8" (4.32m x 3.86m)

#### **SHOWER ROOM**

11' 8" x 5' 0" (3.56m x 1.52m)

#### **LANDING**

#### **FAMILY BATHROOM**

9' 0" x 7' 25" (2.74m x 2.77m)

#### **BEDROOM ENSUITE**

24' 5" x 9' 5" (7.44m x 2.87m)

#### **BEDROOM**

12' 5" x 10' 4" (3.78m x 3.15m)

#### **BEDROOM**

12' 2" x 8' 2" (3.71m x 2.49m)

#### **BEDROOM / KITCHEN**

10' 9" x 7' 10" (3.28m x 2.39m)

#### **LOFT ROOM**

#### **AGENTS NOTES**

Fantastic sized extended 4/5 bedroom home currently arranged for dual occupation with a huge ground floor apartment and spacious first floor living area self contained as well.

The property also lends itself to making some easy alterations to use it



as an exceptional sized family home located in a very desirable position perfect for schools and access to Rochford Town Centre as well as the main line Liverpool Street rail link. There is plenty of off road parking and a generous size garden. The home will require some updating and finishing but is easily achievable.

The ground floor offers a 24' x 21'4 open plan extended living room / kitchen as well as a large separate bedroom / dining room and double shower room.

The first floor offers 3/4 bedrooms one with an En suite as well as a separate family bathroom.

There is a fixed staircase from the landing leading to a huge loft room with roof light windows.

This not one to be overlooked as the potential is massive.





74 MALTINGS VILLA ROAD, ROCHFORD

%epcGraph\_c\_1\_347%

Regulated by RICS

t. 01268 774316  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

Residential Sales  
6 High Street  
Rayleigh  
Essex SS6 7EF

