



Brown & Brand

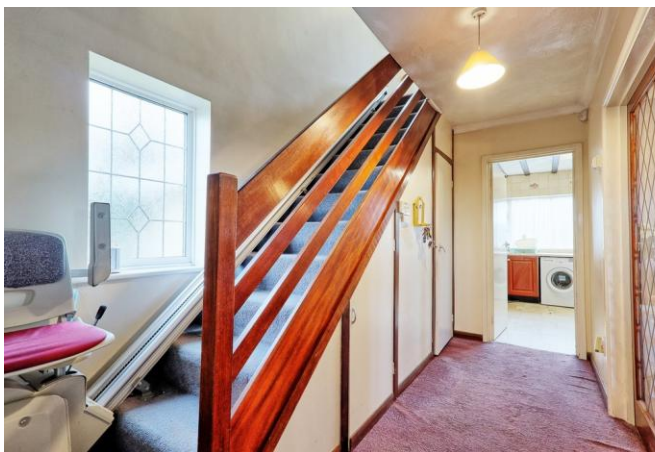


Sutton Road
Rochford, SS4 1LQ

- Four Bedroom Detached House
- No On ward Chain
- Ample Parking To the Front With In And Out Driveway
- Large Lounge/Dining Area

£425,000





Property Description

Brown and Brand are delighted to present this spacious four-bedroom detached home, offered with **NO ONWARD CHAIN**. Ideally located within walking distance of Rochford/Southend train station, local shops, well-regarded schools, bus routes and Southend Airport, this property provides both convenience and comfort.

The main accommodation features a generous lounge/dining area, a downstairs cloakroom, a well-proportioned kitchen, four good-sized bedrooms and a family bathroom. The overlooked rear garden is mainly laid to lawn with mature privacy shrubs, creating a peaceful outdoor space.

Further benefits include an in-and-out driveway offering ample off-street parking for multiple vehicles and a garage with both front and rear access.

Internal viewing is highly recommended.





ACCOMMODATION

Approached via a double-glazed entrance door featuring a decorative double-glazed glass panel, which opens into the entrance hallway.

ENTRANCE HALLWAY

Double-glazed opaque leadlight window to side. Carpet. Radiator. Textured ceiling with coving. Carpeted stairs to first floor.

DOWNSTAIRS CLOAKROOM

Fitted with a W/C and wash hand basin with mixer taps and tiled splash back. Finished with carpet flooring, a textured plastered ceiling with central light fitting, and an extractor fan.

L-SHAPED LOUNGE/DINING ROOM

26' 2" x 17' 2" (Narrowing to 10' 8") (7.98m x 5.23m) A spacious bay window with double-glazed leadlight window fills the room with natural light. The lounge features radiators, carpet and a textured ceiling with coving. Wall lights illuminate the living area, while a pendant light enhances the dining space. Double-glazed leadlight French doors open onto a private, unoverlooked rear garden.



KITCHEN

13' 2" x 11' 4" (4.01m x 3.45m) Fitted with a range of base and eye-level storage cupboards and drawer units, complemented by contrasting work surfaces incorporating a sink with drainer and mixer tap. The kitchen features an electric oven with four-ring electric hob above, along with space for a freestanding fridge/freezer. Additional benefits include cushion flooring, tiled walls, and a newly fitted combination boiler. The textured plastered ceiling with decorative beams adds character, while a double-glazed rear window overlooks the garden and a double-glazed door provides direct access to the rear garden.

FIRST FLOOR

LANDING

Double-glazed opaque leadlight window to the side. Fitted with carpet, textured ceiling with coving, and loft access. Doors give access to the adjoining rooms.

BEDROOM ONE

12' 7" x 10' 9" (3.84m x 3.28m) Double-glazed leadlight window to the front. The room is finished with carpet flooring, a radiator, and a textured plastered ceiling with coving and pendant lighting.

BEDROOM TWO

12' 8" x 9' 6" (3.86m x 2.9m) Double-glazed window to the rear. The room is finished with carpet flooring, a radiator, and a textured plastered ceiling with coving and pendant lighting.

BEDROOM THREE

11' 5" x 8' 5" (3.48m x 2.57m) Double-glazed leadlight window to the front. The room is finished with carpet flooring, a radiator, and a textured plastered ceiling with coving and pendant lighting and a useful storage cupboard.

BEDROOM FOUR

9' 2" x 7' 6" (2.79m x 2.29m) Double-glazed window to the rear. The room is finished with carpet flooring, a radiator, and a textured plastered ceiling with coving and pendant lighting.

BATHROOM

Fitted with a three-piece suite comprising a W/C, corner panelled bath with shower over, and a pedestal wash hand basin with taps over. Features include tiling to most walls, cushion flooring, radiator, and a





useful storage cupboard. The room is finished with a textured plastered ceiling with coving and opaque double-glazed window to the rear.

EXTERNALLY

REAR GARDEN

An unoverlooked private garden enjoying views across open farmland. This generous outdoor space includes a small paved area to the immediate rear, with the remainder mainly laid to lawn and complemented by mature shrub borders. Additional features include a garden shed, greenhouse, outside tap, privacy fencing, and gated side access. The garage can be accessed via an up-and-over door.

FRONT GARDEN/PARKING

Decorative brick boundary wall to the front and side, with an in-and-out driveway providing ample off-street parking. Includes access to the garage.

GARAGE

15' 8" x 9' 7" (4.78m x 2.92m) Up and over door to front and rear. Power.

AGENTS NOTE

Due to the title deeds being lost and property only recently being registered with Land registry since the passing of the owner, is being sold with possessory title with an indemnity policy for the full property value.



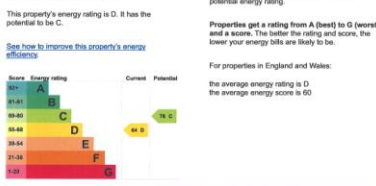
12/05, 11:54 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
103 Sulby Road ROCHFORD SS4 7PL	Energy rating: D Issue date: 2 December 2020 Certificate number: 3735-6022-9008-0017-7306
Property type Total floor area	Detached house 110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



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