



BANYARD WAY

ROCHFORD, SS4 1UQ

GUIDE PRICE £415,000
FREEHOLD

* £415,000 - £435,000 * - Wonderfully versatile three/four bedroom semi-detached family home boasting off-street parking for multiple vehicles and a low maintenance rear garden. Benefitting from three double bedrooms to the first floor, open plan living space to the ground-floor and a further ground-floor bedroom/office. Perfectly located in a well regarded corner of Rochford, on the borders of Hawkwell.

RP&C.
RICKY, PLANT & CHEN-PORTER

BANYARD WAY

- Delightful semi-detached family home
- Versatile accommodation with three/four bedrooms
- Off-street parking for multiple vehicles
- Low maintenance rear garden
- Open-plan living space
- Convenient ground-floor WC
- Three first floor double bedrooms and family bathroom
- Excellent location close to amenities and travel links
- Within easy reach of well regarded schools
- Fantastic home for growing families



Outstanding three/four bedroom semi-detached family home offering spacious and versatile accommodation, perfectly positioned within the highly regarded King Edmund School catchment area and just a short stroll from Magnolia Park.

RP&C are delighted to bring to the market this beautifully presented three/four bedroom semi-detached residence, offering well-balanced living space ideal for modern family life. Situated in a sought-after location, the property enjoys convenient access to highly regarded local schools, Rochford Station and a selection of nearby parks and amenities.

The property welcomes you with off-street parking for two to three vehicles, a porch and a spacious entrance hall. The ground floor also benefits from a convenient W.C. and a versatile fourth bedroom, perfectly suited as a guest bedroom, home office or playroom.

The generous lounge provides an inviting space to relax and entertain, complete with an electric feature fireplace, and opens seamlessly into the dining area. From here, the conservatory offers an additional reception space with power points and double doors opening onto the rear garden, allowing for excellent indoor and outdoor living.

The contemporary kitchen is fitted with a stylish range of white gloss units, integrated appliances, generous worktop space and a breakfast bar, complemented by attractive Star Galaxy granite tiled flooring. A double glazed door provides direct access to the rear garden.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, a separate W.C. and the family bathroom. The principal bedroom benefits from fitted mirrored wardrobes, providing excellent built-in storage.

Externally, the rear garden has been thoughtfully designed with both entertaining and everyday enjoyment in mind, featuring a decked seating area with fitted lighting, a well-maintained central lawn, side access and a garden shed.

This impressive home combines generous accommodation, versatile living space and an enviable location, making it an excellent choice for growing families seeking comfort, convenience and access to outstanding local amenities.

Three/four bedroom semi-detached house

Porch

Entrance hallway

Lounge 15' x 10'4

Kitchen/diner 22'3 x 8'4

Conservatory 11'8 x 11'1

Ground-floor WC

Bedroom four/office

Stairs to first floor

Bedroom one 13' x 8'2

Bedroom two 11'4 x 8'2 (max)

Bedroom three 10'4 x 8'2

Bathroom

Separate WC

Low maintenance rear garden

Off-street parking

BANYARD WAY





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ADDITIONAL INFORMATION

Local Authority – Rochford

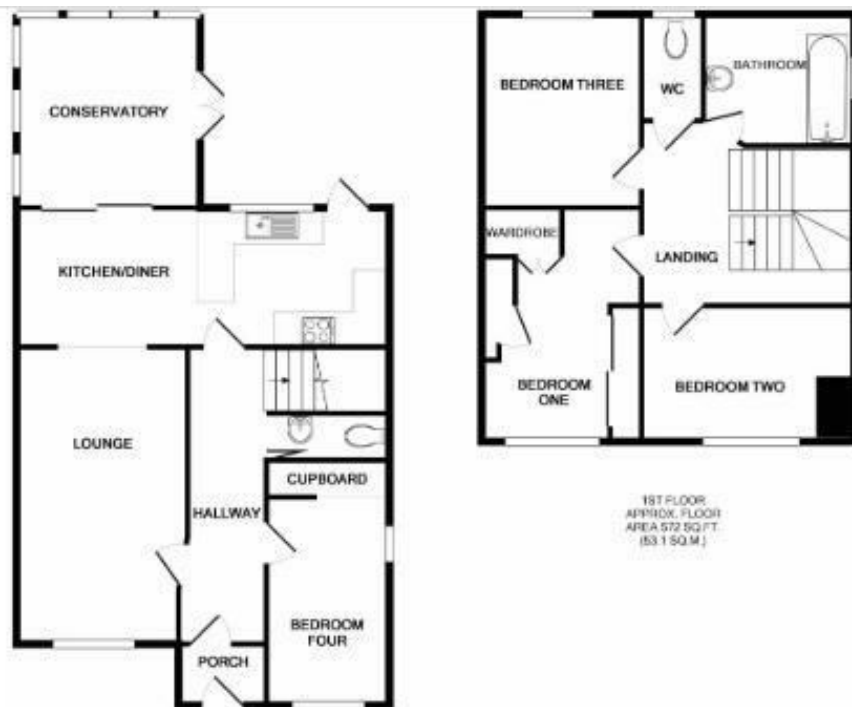
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





GROUND FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1341 SQ.FT. (124.5 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 condition or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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