



Woodville Close | | Rochford | SS4 1SN

Guide Price £375,000

bear
Estate Agents

**Woodville Close |
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Guide Price £375,000**

* £375,000 - £400,000 * Offering versatile accommodation and a desirable South-facing garden, this well-proportioned semi-detached chalet benefits from three bedrooms, two bathrooms, a conservatory, garage, and off-street parking in a convenient Rochford location.

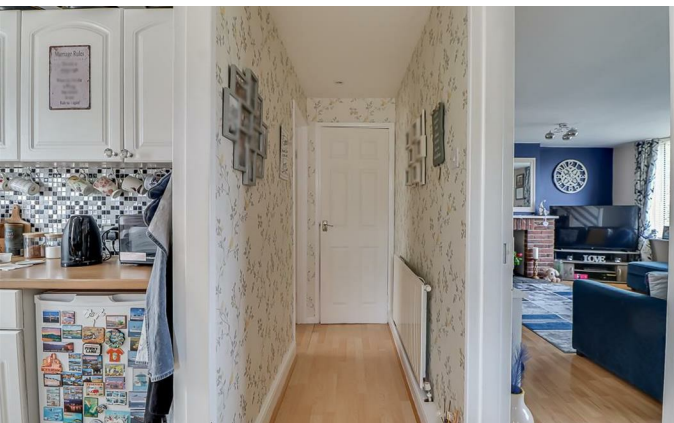
- Semi-Detached Chalet
- Bright and Airy Conservatory
- Ground Floor Bathroom and Shower Room
- South-Facing Low-Maintenance Garden
- Double Glazing
- Spacious Lounge/Dining Room with a Feature Fireplace
- Kitchen with Conservatory Access
- Three Well Proportioned Bedrooms
- Garage and Off-Street Parking to the Rear
- Gas Central Heating





This attractive semi-detached chalet offers spacious and flexible living accommodation, making it ideal for a variety of buyers. Accessed via a porch, the property opens into a welcoming entrance hall which leads through to an impressive lounge. The lounge wraps around into a dining area, creating a wonderful open-plan feel, and features a charming fireplace as a focal point. The lounge also provides access to a modern three-piece shower room, whilst the dining area benefits from patio doors opening into the conservatory. The kitchen is well-positioned and also provides access to the bright and airy conservatory, which enjoys French doors opening to the side and garden. Completing the ground floor accommodation is a three-piece bathroom, adding further practicality and convenience. Stairs rise from the lounge to the first-floor landing, which serves two good-sized double bedrooms and a further single bedroom. Externally, the property boasts a low-maintenance South-facing rear garden, ideal for enjoying the sunshine throughout the day. The garden provides access to a garage, whilst double gates to the side create convenient access and provide additional off-street parking in front of the garage. Further benefits include double glazing and gas central heating.

Situated on Woodville Close in Rochford, the property falls within catchment for Holt Farm Infant and Junior School, Stambridge Primary Academy, and Waterman Primary Academy. Rochford town centre, local amenities, parks, bus links, and Rochford Train Station are all within easy reach, making this a fantastic location for families and commuters alike.



Three Bedroom Semi-Detached Chalet

Porch

5'10 x 3'1 (1.78m x 0.94m)

Entrance Hall

13'1 x 3'1 (3.99m x 0.94m)

Lounge

21'2 x 13'7 (6.45m x 4.14m)

Dining Room

13'11 x 8'0 (4.24m x 2.44m)

Kitchen

8'3 x 8'1 (2.51m x 2.46m)

Conservatory

20'2 x 8'8 (6.15m x 2.64m)

Three Piece Bathroom

7'9 x 4'5 (2.36m x 1.35m)

Three Piece Shower Room

6'5 x 5'3 (1.96m x 1.60m)

Landing

11'4 x 2'11 (3.45m x 0.89m)

Bedroom One

15'10 x 8'5 (4.83m x 2.57m)

Bedroom Two

10'10 x 9'5 (3.30m x 2.87m)

Bedroom Three

9'9 x 7'2 (2.97m x 2.18m)

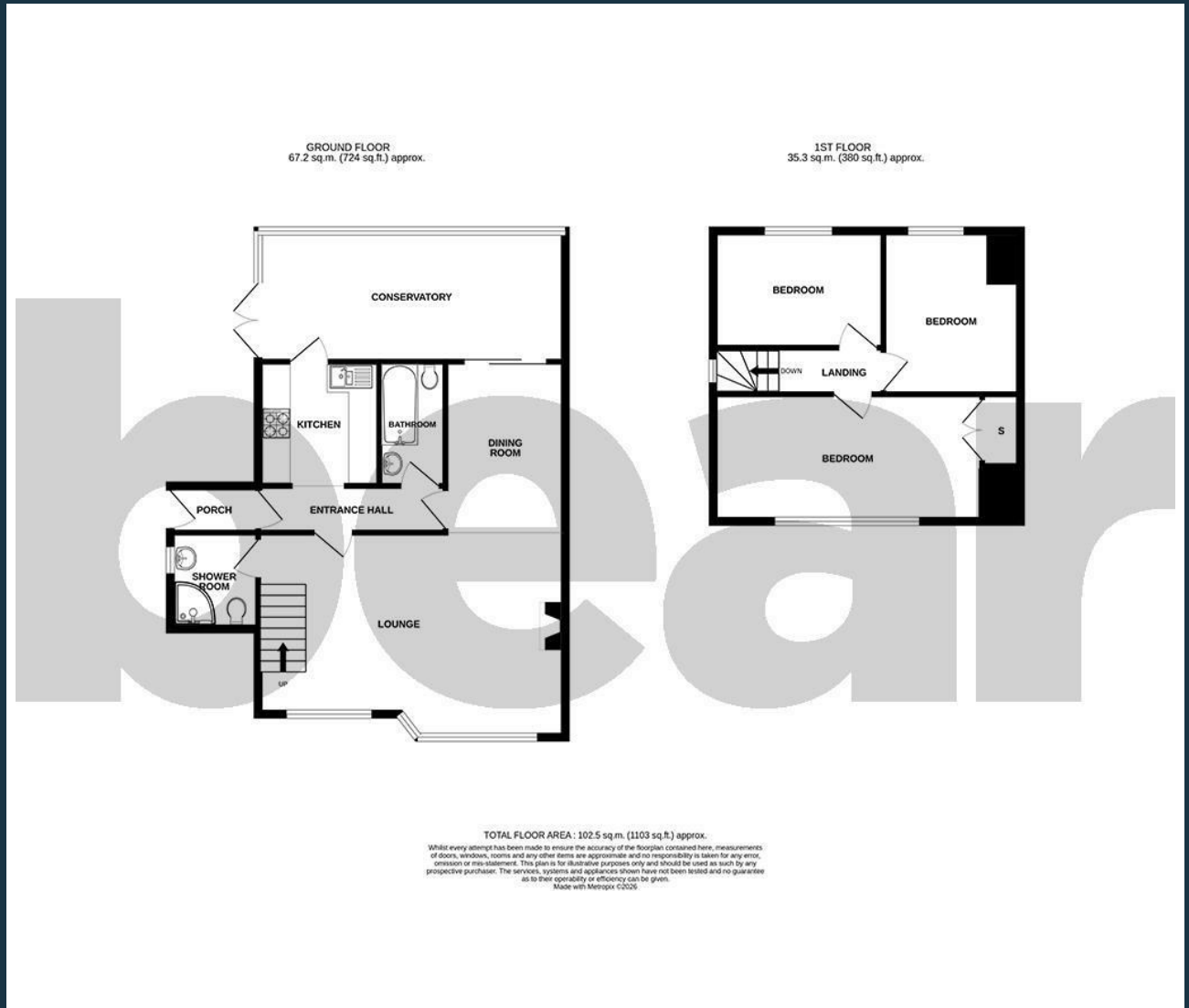
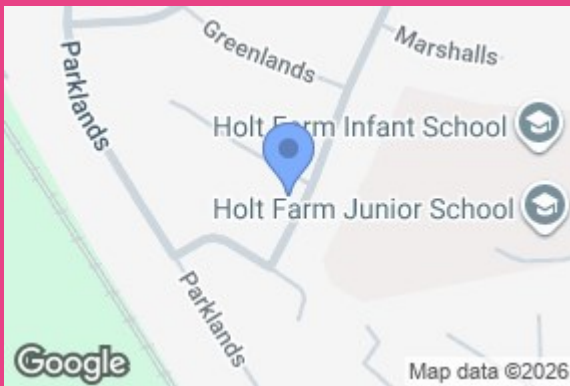
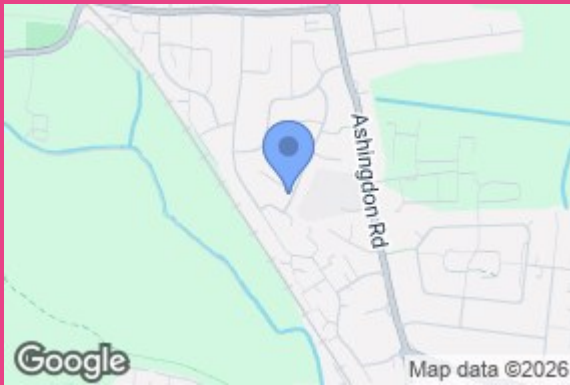
South Facing Garden

Garage

Off-Street Parking

Side Access





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	

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
 info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>