



\* Guide Price £375,000 - £400,000 \*  
A spacious and well-appointed semi-detached bungalow offering two double bedrooms, a bay fronted lounge, conservatory and a large rear garden. Ideally located on Sutton Court Drive in Rochford with excellent access to schools, transport links, London Southend Airport and local amenities.

- Semi-Detached Bungalow
- Large Kitchen and Conservatory with Air-Conditioning
- Second Double Bedroom
- Off-Street Parking for Two Vehicles
- Double Glazing and Gas Central Heating
- Bay Fronted Lounge with a Feature Fireplace
- Bay Fronted Master Bedroom
- Three Piece Shower Room
- Large Rear Garden with Decked and Patio Seating Areas
- Close To Schools, Airport, Train Links and Retail Park

## Sutton Court Drive

Rochford

**£375,000**

Price Guide



# Sutton Court Drive



The property comprises an entrance hall, a bay fronted lounge with a feature fireplace, a generous kitchen with air-conditioning and a conservatory also benefiting from air-conditioning, providing a light and airy space to relax. There is a bay fronted master bedroom, a second double bedroom, a three piece shower room and useful storage. Externally, the bungalow features off-street parking for two vehicles at the front and a large laid to lawn rear garden with decked and patio seating areas. The property also benefits from double glazing and gas central heating throughout.

Sutton Court Drive is conveniently positioned within catchment of Stambridge Primary Academy and Waterman Primary Academy. The location provides easy access to local bus connections, London Southend Airport, train services into London, and the popular nearby retail park.

## Two Bedroom Semi-Detached Bungalow

**Entrance Hall**  
13'9 x 5'9 > 3'5

**Lounge**  
13'0 x 10'4

**Kitchen**  
16'6 x 9'10

**Conservatory**  
15'11 x 7'10

**Bedroom One**  
10'6 x 10'0

**Bedroom Two**  
13'0 x 7'10

**Shower Room**  
9'7 x 5'7

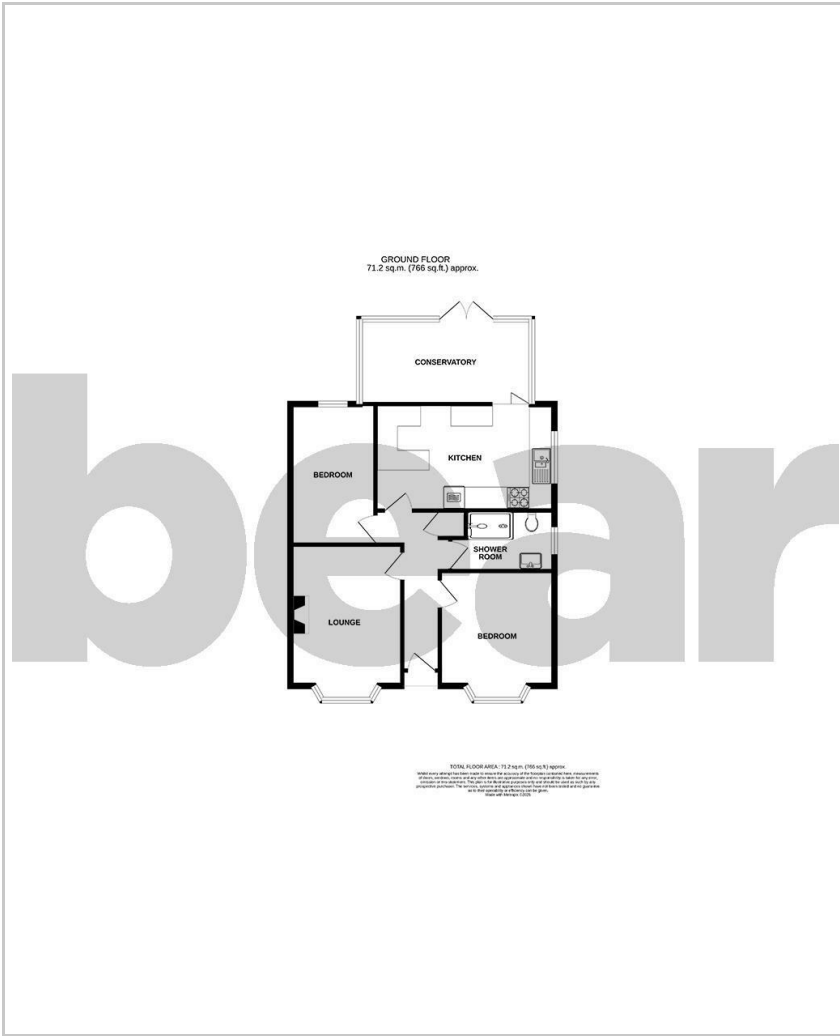
**Storage**

**Garden**

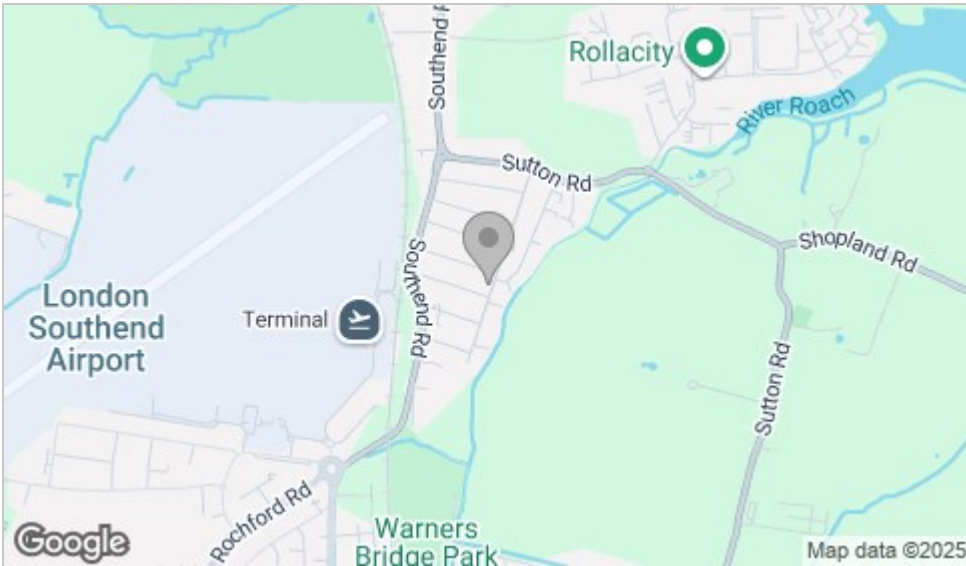
**Off-Street Parking**



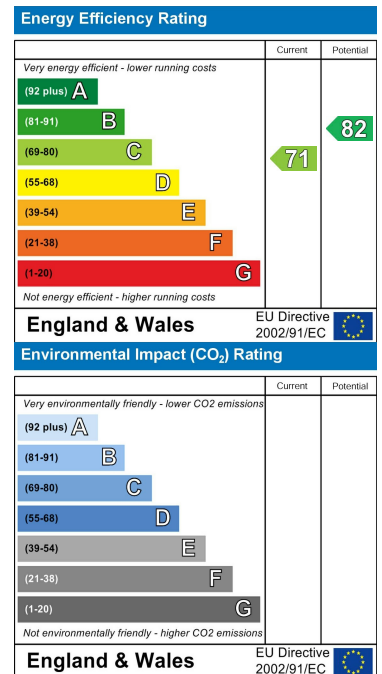
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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