



524 Ashingdon Road, Rochford, Essex, SS4 3HZ

Six Bedroom Detached Home / Guide Price: £1,250,000 - £1,400,000 / Tel: 01702 207720





AVOS
estate

Welcome to this exceptional **six-bedroom** detached house offering impressive and versatile living space of approximately **4,416 sq ft**, perfectly designed for modern family living and entertaining. Upon entering, you are greeted by a striking entrance hall that immediately sets the tone for the quality and space throughout the home. From here, doors lead to the main living areas. A standout feature of the property is the stunning open-plan kitchen, living and dining space, beautifully designed with a range of fitted units and integrated high-end appliances. This wonderful space provides ample room for a large dining table and relaxed seating areas, while floor-to-ceiling windows flood the room with natural light and offer attractive views over the rear garden. Leading from the kitchen is a practical utility room with space for additional appliances, along with a modern ground-floor W/C. There is also a versatile playroom which could easily be used as a cinema room, snug, or additional family space. The ground floor further benefits from a spacious separate living room, offering a peaceful setting with views and direct access to the rear garden. Completing this level are three generously sized bedrooms and a well-appointed four-piece family bathroom, along with excellent storage throughout. The first floor continues to impress with three well-proportioned bedrooms, each benefiting from its own en-suite bathroom. The main bedroom is particularly impressive, offering an abundance of space along with two walk-in wardrobes and a stylish en-suite bathroom. Externally, the rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space. It features a sun patio, a lawn area, and a spectacular decked terrace with a built-in swimming pool, perfect for relaxing or hosting guests during the warmer months. At the end of the garden, a fantastic games room provides additional entertainment space or potential for a home gym or studio. To the front of the property, the gated driveway offers ample off-street parking and provides access to the integral garage, adding further convenience and practicality.

Location wise, the property is perfectly positioned for local shops at Ashingdon Road, open countryside, green parkland and trains are available from both nearby Hockley and Rochford. Look at our **360' virtual tour** for this property.

Find us on





Ground Floor Building 1

**A space to
call home.**

En-Suite Shower Room

12'0" x 9'7"

3.66 x 2.92 m

Walk-In-Wardrobe & En-Suite

12'3" x 21'4"

3.75 x 6.51 m

Bedroom

22'2" x 19'0"

6.76 x 5.80 m

Bedroom

13'0" x 12'4"

3.97 x 3.77 m

Bathroom

7'0" x 6'11"

2.15 x 2.12 m

Wardrobe

4'9" x 4'7"

1.47 x 1.42 m

Landing

8'8" x 5'9"

2.65 x 1.76 m

Walk-In-Wardrobe

24'0" x 9'7"

7.34 x 2.94 m

En-Suite Shower Room

6'7" x 4'8"

2.01 x 1.43 m

Bedroom

12'5" x 20'8"

3.80 x 6.31 m





Property Information

- / Exceptional six-bedroom detached family home
- / Approximately 4,416 sq ft of versatile living accommodation
- / Impressive open-plan kitchen, living and dining area with integrated high-end appliances
- / Separate living room with French doors to the garden
- / Utility Room & Playroom
- / Three ground floor bedrooms with four-piece family bathroom
- / Three first floor bedrooms, all benefiting from en-suite bathrooms
- / Landscaped rear garden with patio, lawn and decked entertaining area
- / Gated driveway providing ample off-street parking
- / 8 channel HIK-Vision security system, including night vision cameras.
- / EPC Rating: C
- / Council Tax Band: F
- / 360° Virtual Tour Available

Entrance doors to:

Entrance Hall /

30'6 x 11'8

Double glazed windows to front aspect, plastered and coved ceiling, tiled flooring, staircase to first floor accommodation to first floor accommodation, understairs storage cupboard, fitted wall lights, access to double garage, radiator, power points, doors leading off:

Kitchen, Diner & Living Area /

30'6 x 22'3

Fitted at both eye and base level in a range of modern units with marble working surface over, integrated high-end appliances such as two ovens, electric hob with extractor fan above, dishwasher and sink unit with mixer tap, space for fridge/freezer, feature 'island' with seating for six stalls and integrated wine cooler, space for dining table, double glazed windows to rear and side aspect and double glazed door to rear garden, further double glazed skylight, smooth plastered ceiling with integrated spotlights, tiled flooring, A/C Unit, TV point, power points, access to:

Utility Room /

14'2 x 7'10

Fitted at both eye and base level in a range of white units with working surface over, space for washing machine, tumble dryer and further fridge/freezer, ceramic butler sink with mixer tap, double glazed door providing side access, smooth plastered ceiling with integrated spotlights, tiled flooring, power points.

Playroom /

14'3 x 10'10

Double glazed window to side aspect, smooth plastered ceiling, fitted carpet, wall mounted radiator, TV point, power points.







Ground Floor Cloakroom /

9'1 x 5'2

Two piece suite comprising of wall mounted unit with sink top and mixer tap, low level w/c with dual flush, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, heated towel rail, extractor fan.

Additional Living Room /

24'8 x 11'11

Double glazed windows to side and rear aspect, double glazed French doors to rear garden, smooth plastered ceiling, fitted carpet, TV point, A/C unit, radiator, power points.

Inner Hallway /

24'3 x 4'2

Double glazed window to front aspect, plastered and coved ceiling, tiled flooring, storage cupboards, radiator, doors leading off:

Ground Floor Bedroom Four /

14'4 x 12'2

Double glazed bay window to front aspect, plastered ceiling with integrated spotlights, fitted carpet, radiator, power points.

Ground Floor Bedroom Five /

14'3 x 12'1

Double glazed bay window to front aspect, plastered ceiling with integrated spotlights, fitted carpet, radiator, power points.

Ground Floor Bedroom Six /

12'4 x 11'6

Double glazed window to side aspect, plastered ceiling, fitted carpet, radiator, power points.





Bathroom /

10'3 x 8'2

Four piece suite comprising of integrated bath with mixer tap, walk in shower cubicle with safety glass and fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed windows to side aspect, plastered and covered ceiling with integrated spotlights, tiled flooring and part tiled walls, heated towel rail, extractor fan.

Landing /

8'8 x 5'9

Double glazed roof window, smooth plastered ceiling, fitted carpet, eaves storage, doors leading off:

Bedroom One /

22'2 x 19'0

Double glazed windows to rear aspect and double glazed French doors, three double glazed roof windows to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, radiator, power points, access to two walk in wardrobes and en-suite shower room.

Walk-In-Wardrobe /

24'0 x 9'7

Double glazed windows to front and side aspect, built in wardrobes, eaves storage space, smooth plastered ceiling, fitted carpet, radiator.

En-Suite Shower Room /

12'0 x 9'7

Three piece suite comprising of vanity unit with two sink tops and mixer taps, fitted shower unit with built in seating, low level w/c with dual flush, smooth plastered ceiling, tiled flooring and part tiled walls, two chrome heated towel rails, extractor fan.





Second Walk-In-Wardrobe/En-Suite /

21'4 x 12'3

Double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, fitted carpet with step up to tiled flooring and tiled walls with space for free standing bath, radiator, power points.

Bedroom Two /

13'0 x 12'4

Double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, radiator, power points, door to:

En-Suite Bathroom /

7'0 x 6'11

Three piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass cubicle, wall mounted sink with mixer tap, low level w/c, double glazed window to side aspect, smooth plastered ceiling, tiled flooring and part tiled walls, door to:

Walk-In-Wardrobe /

4'9 x 4'7

Smooth plastered ceiling, space for wardrobes.

Bedroom Three /

20'8 x 12'5

Double glazed windows to front and side aspect, smooth plastered ceiling, fitted carpet, white base units with sink unit and mixer tap, wall mounted vertical radiator, loft access, power points, door to:

En-Suite Shower Room /

6'7 x 4'8

Three piece suite comprising of safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled wall.





Rear Garden /

Sun patio to the immediate rear of the property with steps leading down to a further patio area. This in turn leads to a large sun-decked terrace featuring a built-in swimming pool. The remainder of the garden is mainly laid to lawn with secure fenced boundaries and a bark-covered play area. A side gate provides convenient access to the front garden. To the rear of the garden there is a further decked seating area and access to the games room.

Games Room /

31'4 x 15'2

Double glazed French doors to access and double-glazed windows to front aspect, plastered ceiling, wood effect floor covering, feature fireplace, power points.

Front Garden /

Gated entrance to shingle driveway providing parking for vehicles and access to the garage.

Garage /

21'8 x 14'6

Electric roller door, power and light fitted, access to entrance hall and front garden, access to 40ft storage container under the garage full planning permission for storage.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

