



\* Guide Price £400,000 - £420,000 \* Nestled in the charming village of Canewdon, Rochford, this beautifully presented four-bedroom detached home offers a perfect blend of comfort and modern living. The property boasts off-road parking for up to five vehicles, including a contemporary garage that provides additional space for your needs. Upon entering, you are welcomed into a spacious open-plan lounge and dining area, which seamlessly connects to the rear garden, creating an ideal setting for both relaxation and entertaining. The contemporary fitted kitchen is equipped with integrated appliances, making it a delight for any home cook. The property features four well-proportioned bedrooms, ensuring ample space for family and guests alike. The family bathroom, along with a separate shower room, adds convenience for busy mornings or unwinding after a long day. Step outside to discover a large rear garden, complete with both lawn and patio areas, perfect for enjoying sunny days or hosting gatherings with friends and family. Situated close to local amenities, schools, and transport links, this home offers easy access to Rochford and the surrounding areas, making it an ideal choice for families and professionals alike. This delightful property is not just a house; it is a place to create lasting memories.

- Beautifully presented four-bedroom detached home
- Spacious open-plan lounge/diner with access to the rear garden
- Four well-proportioned bedrooms
- Large rear garden with lawn and patio areas perfect for relaxing and entertaining
- Close to local amenities, schools and transport links, with Rochford and surrounding areas easily accessible.
- Generous off-road parking for up to four vehicles, alongside a modern garage providing useful additional space
- Contemporary fitted kitchen with integrated appliances
- Family bathroom and separate shower room
- Excellent family home offering a blend of space, style and practicality

## Chestnut Path

Rochford

**£400,000**

Price Guide



# Chestnut Path



## Frontage

Beautifully presented detached house, featuring a generous front lawn and a brick-paved pathway leading to the front door, creating a welcoming approach to the property.

## Entrance Hall

16'4 x 8'8

A spacious and welcoming entrance hall featuring a smooth ceiling with pendant lighting and attractive tiled flooring.

## Shower Room

5'4 x 4'1

Fully tiled walls, a walk-in shower, WC and wash basin with useful storage beneath.

## Open plan lounge/diner

14'8 x 10'6

Spacious open-plan lounge/diner with a smooth ceiling and inset spotlights, hardwood flooring, double glazed windows and sliding doors providing direct access to the rear garden.

## Kitchen

11'6 x 9'4

The dark oak fitted kitchen features a smooth ceiling with inset spotlights, tiled flooring, an integrated double oven and four-ring electric hob, with space for a washing machine, dishwasher and fridge/freezer. A double glazed window and door provide access to the rear garden.

## Landing

First-floor landing providing access to all bedrooms and the family bathroom.

## Bedroom One

11'1 x 13'7

Well-sized double bedroom featuring a smooth ceiling with pendant lighting, carpet flooring, radiator and double glazed windows.

## Bedroom Two

6'9 x 11'7

A bright and comfortable bedroom featuring a smooth ceiling with pendant lighting, radiator, double glazed window and carpet flooring.

## Bedroom Three

10'9 x 12'9

Well-proportioned double bedroom featuring a smooth ceiling with pendant lighting, double glazed window, radiator and luxury carpet flooring.

## Bedroom Four

10'6 x 7'7

Versatile room ideal for a home office or children's bedroom, featuring a double glazed window, pendant lighting, radiator and carpet flooring.

## Bathroom

5'9 x 7'6

Stylish family bathroom with fully tiled walls, a smooth ceiling with inset spotlights and tiled flooring. Features include a luxurious bath with shower attachment, wash basin and WC, complemented by a double glazed privacy window.

## Rear Garden

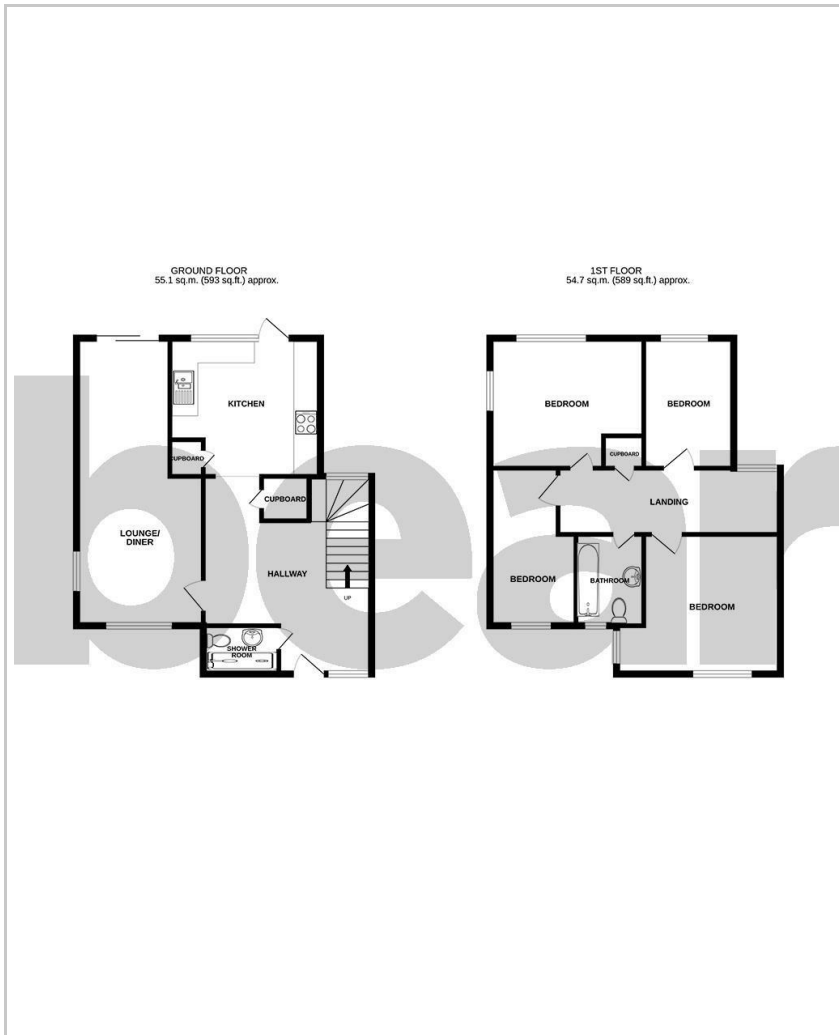
Beautiful rear garden features a large lawn, a patio area ideal for outdoor seating and entertaining, and a separate fenced patio area. Side access leads through to the garage.

## Garage

Off-road parking in front of the garage for up to four vehicles, with a well-presented modern garage providing additional storage and convenience.



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

