



Holt Farm Way | | Rochford | SS4 1SD

Guide Price £350,000

bear
Estate Agents

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* £350,000 - £375,000 * Offering versatile accommodation across two floors, this well-presented semi-detached chalet boasts two generous double bedrooms, a bright conservatory, ample off-street parking, and a convenient Rochford location close to schools, amenities, and transport links.

- Semi-Detached Chalet
- Kitchen Opening into Conservatory
- Versatile Dining Room/Study
- Ensuite WC to First Floor Bedroom
- Off-Street Parking for Multiple Vehicles
- Bay Fronted Lounge with a Feature Fireplace
- Bright and Airy Conservatory with Garden Access
- Two Double Bedrooms
- Generous Low-Maintenance Rear Garden
- Double Glazing and Gas Central Heating





This attractive semi-detached chalet provides flexible living accommodation, ideal for a range of buyers. The property welcomes you with an entrance hall leading through to a bay fronted lounge, where a charming feature fireplace creates a warm and inviting focal point. The kitchen sits to the rear of the property and flows seamlessly into a bright and airy conservatory. French doors open from the conservatory onto the garden, creating an excellent space for both relaxing and entertaining. The ground floor also hosts a spacious double bedroom complete with built-in wardrobes, a modern three-piece shower room, and a versatile dining room/study. The dining room/study offers flexibility to suit individual requirements and houses the staircase rising to the first floor. Upstairs, the landing leads to an impressive double bedroom benefiting from ample eaves storage and a convenient ensuite WC. Externally, the property enjoys a generous low-maintenance rear garden, providing plenty of space for outdoor seating and entertaining. To the front, there is off-street parking for multiple vehicles. Further benefits include double glazing and gas central heating.

Situated on Holt Farm Way 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 an excellent location for families and commuters alike.

Two Bedroom Semi-Detached Chalet





Entrance Hall

14'2 x 3'1 (4.32m x 0.94m)

Lounge

14'4 x 10'9 (4.37m x 3.28m)

Kitchen

8'1 x 7'5 (2.46m x 2.26m)

Conservatory

10'9 x 10'7 (3.28m x 3.23m)

Bedroom One

12'9 x 9'9 (3.89m x 2.97m)

Shower Room

9'6 x 5'5 (2.90m x 1.65m)

Dining Room/Study

11'6 x 6'3 (3.51m x 1.91m)

Landing

3'8 x 3'3 (1.12m x 0.99m)

Bedroom Two

16'7 x 11'7 (5.05m x 3.53m)

Eaves Storage

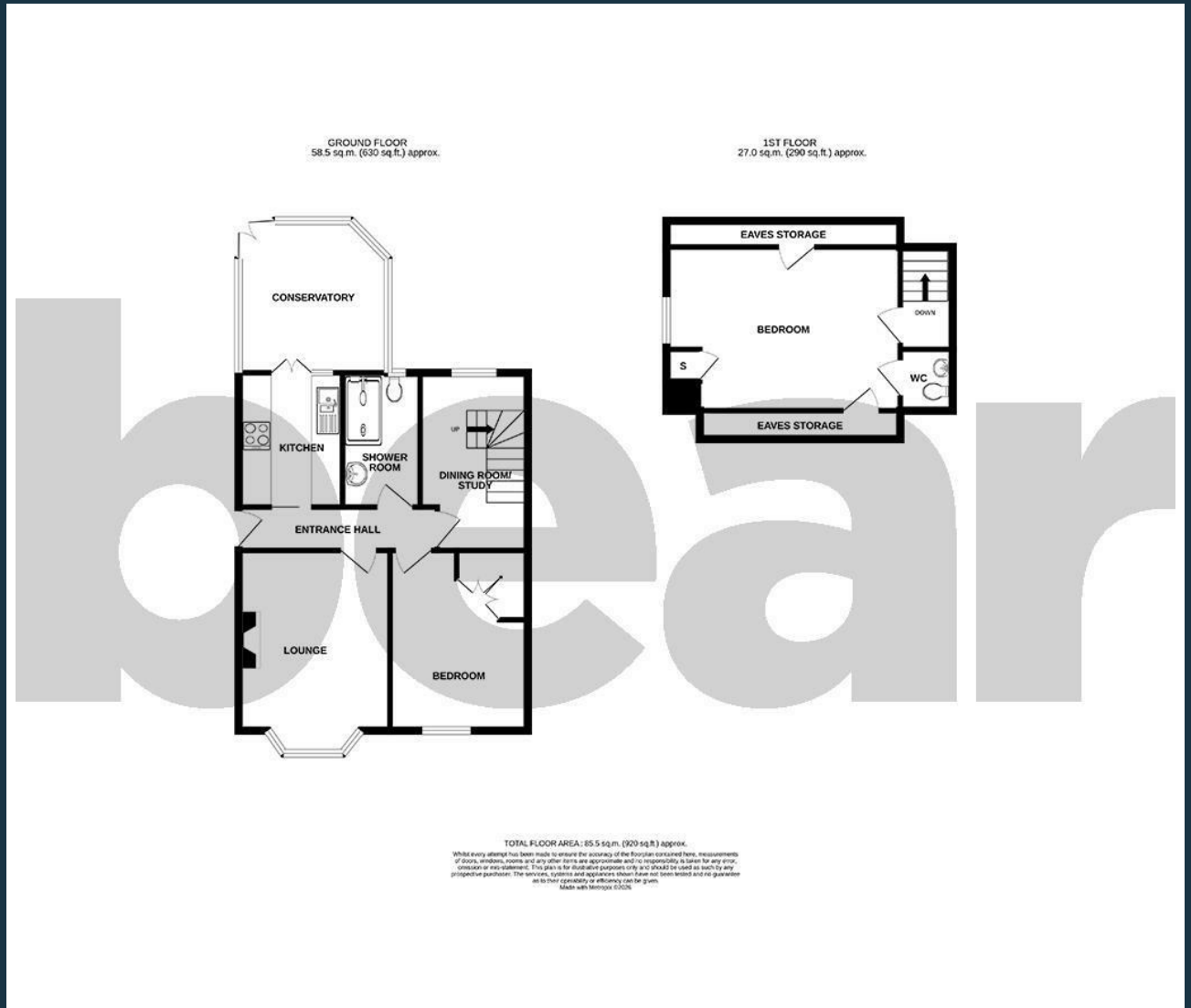
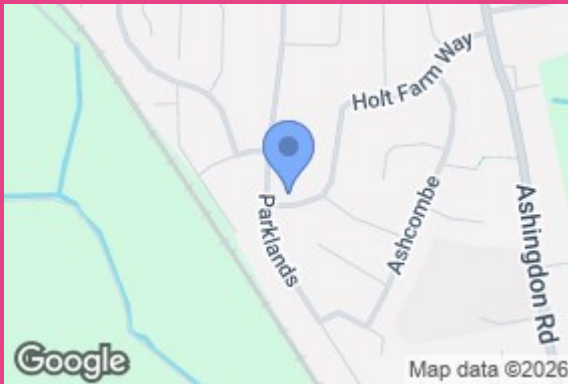
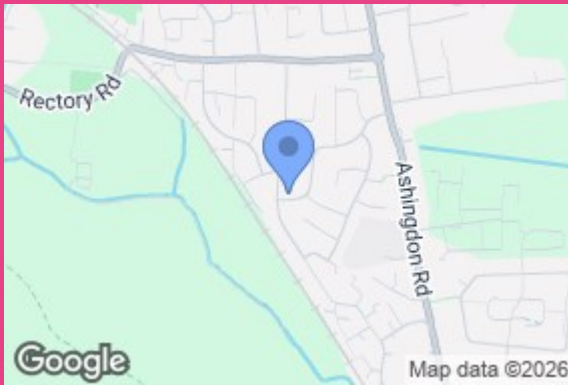
Ensuite WC

4'4 x 3'4 (1.32m x 1.02m)

Garden

Off-Street Parking





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>