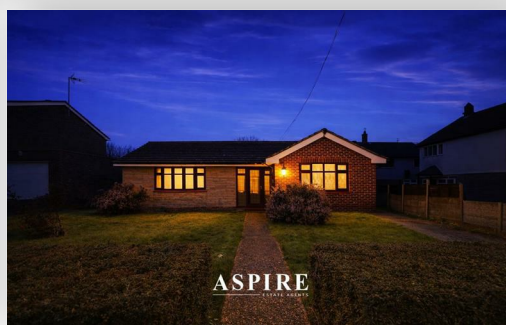


**To arrange a viewing contact us
today on 01268 777400**



Stanley Road, Rochford Guide price £450,000

GUIDE PRICE £450,000 - £475,000 . Situated in the highly sought-after village of Ashingdon, just a short stroll from local shops and everyday amenities, this rarely available detached bungalow occupies an impressive double plot measuring approximately 60ft x 180ft and backing directly onto woodland.

Constructed in 1967, the property currently offers well-proportioned single-storey accommodation comprising three bedrooms, a generous reception room, kitchen, bathroom and associated outbuildings. While perfectly liveable as it stands, the true appeal lies in the remarkable scope and flexibility the plot provides.

The substantial frontage and depth of the site present significant redevelopment potential (subject to the necessary planning consents). Several neighbouring plots of similar proportions along the road have been successfully redeveloped to accommodate two dwellings, making this an outstanding opportunity for developers and investors alike.

Alternatively, the existing bungalow could be remodelled and extended to create a striking pavilion-style residence, taking full advantage of the expansive and secluded rear garden. The garden itself is a particular highlight, a private, mature space that gently leads into woodland beyond, offering a tranquil and picturesque setting rarely found so close to village amenities.

Properties of this nature and plot size are seldom available. Whether you are seeking a prime development opportunity or a chance to create a truly special home in a peaceful woodland setting, this is a site that demands attention.

Room Measurements

Lounge – 5.99m x 5.41m (19'8" x 17'9")

Kitchen – 3.35m x 3.05m (11'0" x 10'0")

Utility – 2.74m x 1.65m (9'0" x 5'5")

Bedroom 1 – 3.84m x 3.66m (12'7" x 12'0")

Bedroom 2 – 3.05m x 3.05m (10'0" x 10'0")

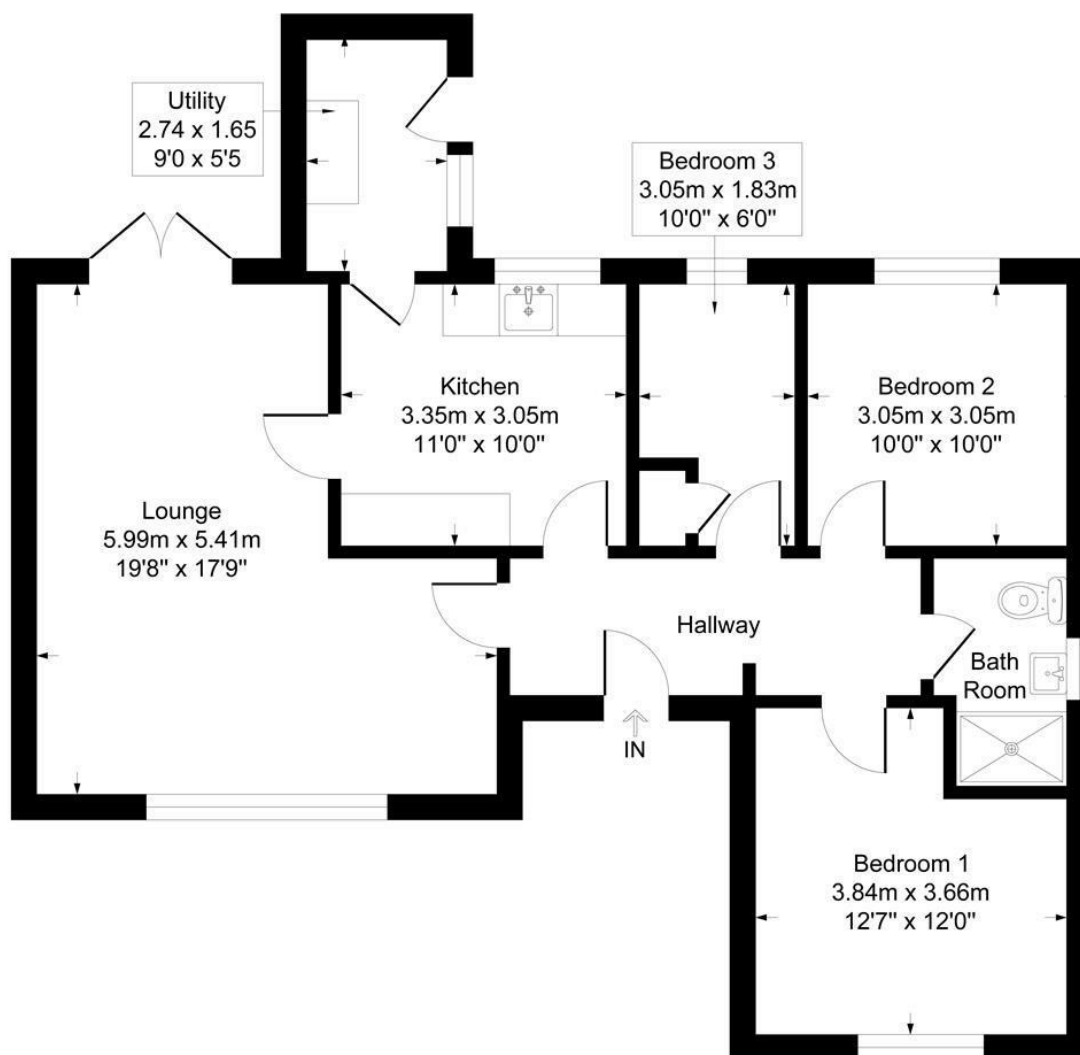
Bedroom 3 – 3.05m x 1.83m (10'0" x 6'0")

Bathroom –

Hallway –

Stanley Road

Approximate Gross Internal Floor Area = 84.1 sq m / 906 sq ft



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.