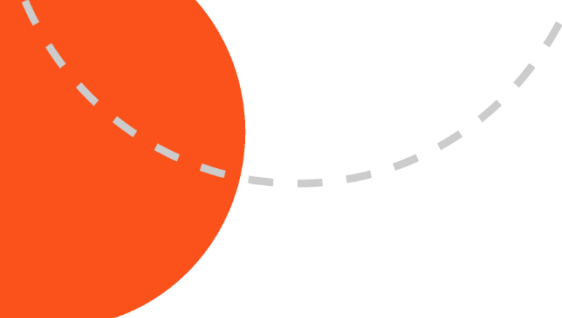




21 Heritage Way, Rochford, Essex, SS4 1XA

Three Bedroom Semi Detached House / Guide Price: £350,000 - £375,000 / Tel: 01702 207720

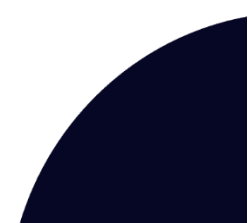


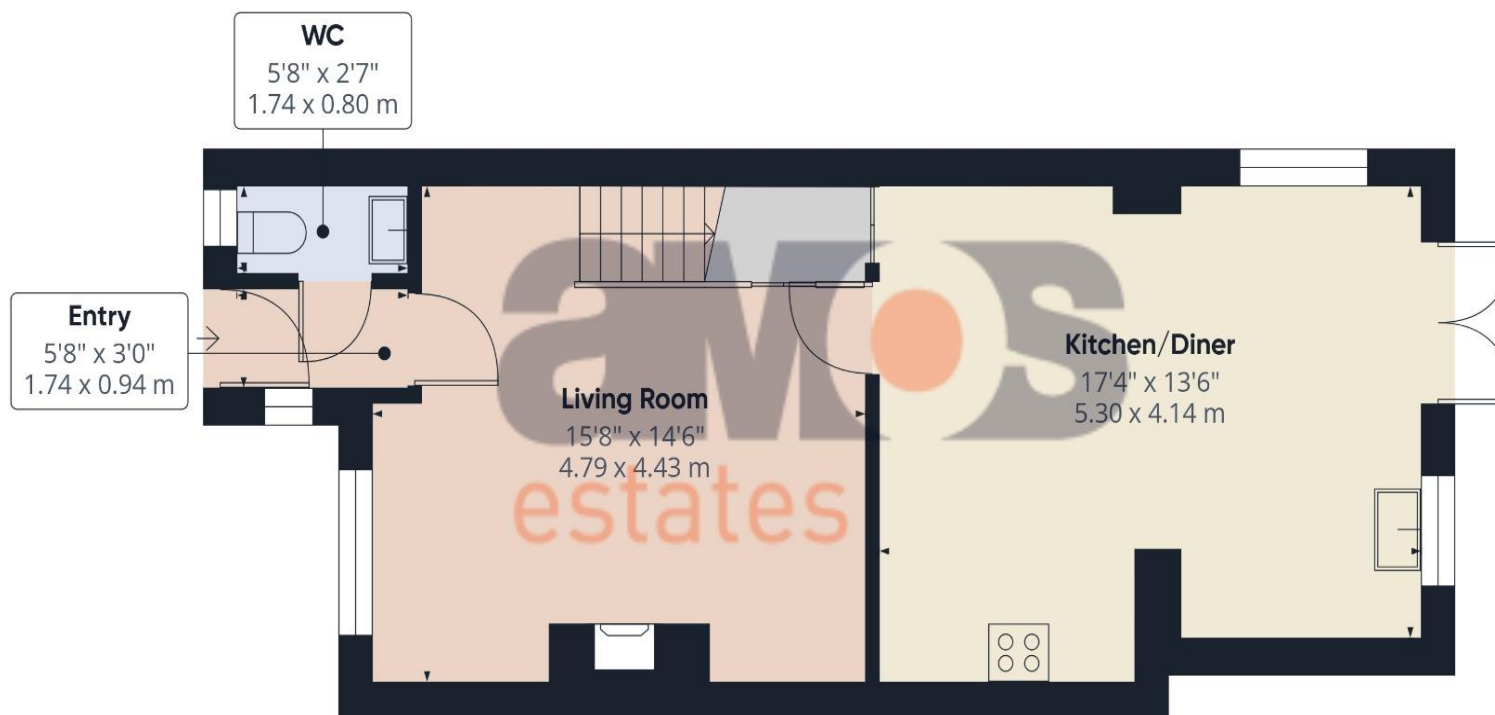


Perfectly suited to modern family living, this well-presented home offers thoughtfully arranged accommodation across two floors. The ground floor features a welcoming entrance hall with a convenient W/C, a bright front-facing living room, and a spacious kitchen/diner fitted with wood-style units, ample space for appliances, understairs storage, and direct access to the rear garden. Upstairs, the first floor comprises three bedrooms, one with the possibility of serving as a separate home office ideal for remote working or study, and a modern three-piece family bathroom. Externally, the rear garden has been designed for both relaxation and entertaining, featuring a sun deck, patio area, lawn, and mature planting. The garden also provides rear access to the garage. To the front, the property benefits from off-street parking for multiple vehicles.

Location wise, the property is well positioned for Rochford town centre and the train station, offering convenient access to local shops, cafés and direct rail links towards London. The property is also near a range of leisure facilities, parks and well-regarded schools all within easy reach. Check out the 360° virtual tour and book your viewing today!

Find us on





Ground Floor



Approximate total area⁽¹⁾

492 ft²

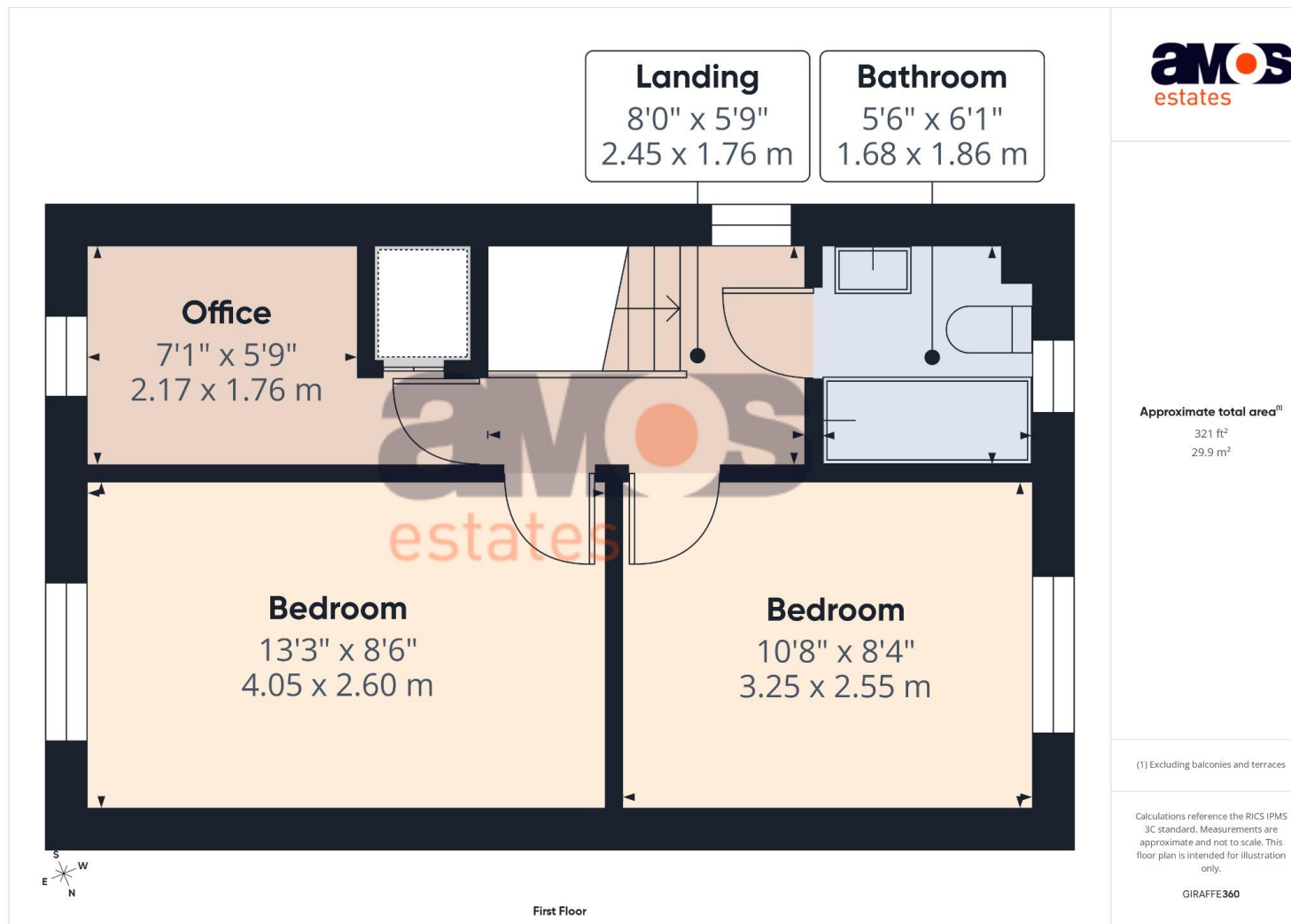
45.8 m²

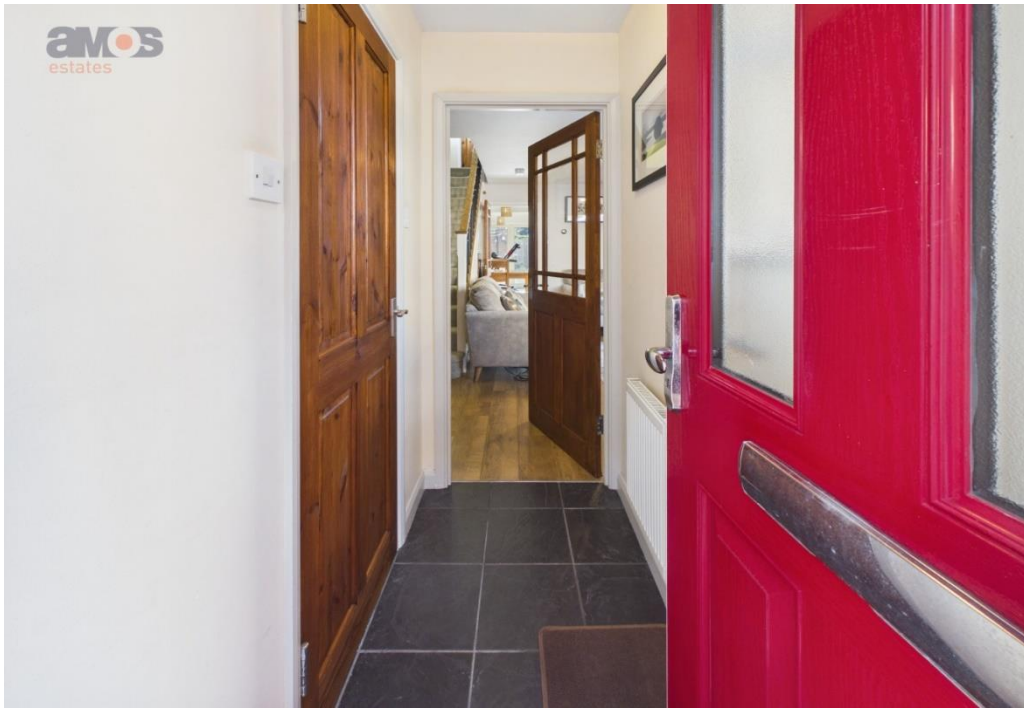
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**A space to
call home.**





Highlights

- / Well-presented family home arranged over two floors.
- / Bright front-facing living room.
- / Spacious kitchen/diner.
- / Practical ground floor layout.
- / Three bedrooms.
- / Bedroom Three offers potential for home office/study.
- / Modern family bathroom.
- / Attractive rear garden.
- / Convenient side access and external storage options.
- / 360' virtual tour.





Double glazed entrance door leading to:

Entrance Hall /

5'8 x 3'0

Double glazed window to the side aspect, plastered ceiling, tiled flooring, radiator, door to:

W/C /

5'8 x 2'7

Two-piece suite comprising wall mounted sink with mixer tap, low level w/c, double glazed window to the front aspect, plastered ceiling, tiled flooring and part tiled walls, heated towel rail.

Living Room /

15'8 x 14'6

Double glazed window to the front aspect, plastered ceiling, wood effect floor covering, staircase leading to first floor living accommodation with fitted carpet and balustrade, understairs storage cupboard, built in storage cupboards, two radiators, power points.

Kitchen/Diner /

17'4 x 13'6

Fitted at both eye and base level in a range of wood-style units with wood roll working surface over, space for cooker with integrated extractor fan above, 1.5 stainless steel sink unit with mixer tap, space for washing machine, dishwasher and American style fridge/freezer, wine racks, space for dining table, double glazed windows to rear and side aspect and double glazed French doors providing access to the rear garden, plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, understairs storage cupboard, two radiators, power points, understairs storage cupboard.





Landing /

8'0 x 5'9

Double glazed window to the side aspect, plastered ceiling, fitted carpet, loft access, power points, doors leading off:

Bathroom /

5'6 x 6'1

Three piece suite comprising integrated bath with mixer tap and fitted electric shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed window to the rear aspect, plastered ceiling with integrated spotlights, tiled flooring and tiled walls, heated towel radiator.

Bedroom One /

10'8 x 8'4

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

Bedroom Two /

13'3 x 8'6

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

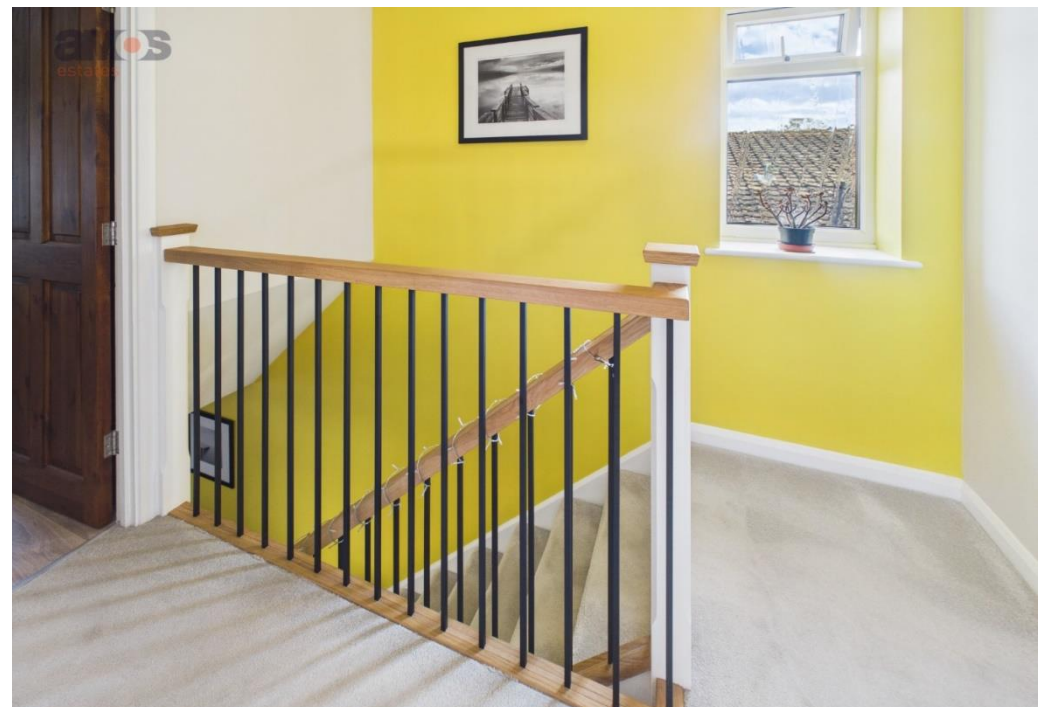
Bedroom Three/Office /

7'1 x 5'9

Double glazed window to the rear aspect, plastered ceiling, wood effect floor covering, built in storage space, radiator, power points.

Rear Garden /

Sun decking to immediate rear of property followed by lawn area, sun patio to side of property, secure fence boundaries, mature planting and shrubs, greenhouse, side gate providing access to front garden and garage, water tap.







Front Garden /

Driveway providing parking for vehicles, side access to the garden and garage.

Detached Garage /

Up and over door.

EPC Rating /

Current: Pending

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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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Some images have been digitally enhanced and/or virtually staged using AI technology for illustrative purposes. Buyers should rely on physical inspections and the property particulars.



