



ROCHFORD ROAD
SOUTHEND-ON-SEA, SS2 6SP

GUIDE PRICE £425,000
FREEHOLD

* £425,000 - £450,000 * - PAIRING BEAUTIFULLY PRESENTED INTERIORS WITH GENEROUS ACCOMMODATION, THIS CHARMING THREE DOUBLE BEDROOM SEMI-DETACHED CHALET COMBINES AN ULTRA-CONVENIENT LOCATION WITH PRACTICAL FAMILY LIVING. BENEFITTING FROM AMPLE OFF-STREET PARKING, A LOW MAINTENANCE REAR GARDEN AND ADDITIONAL GARAGE.

RP&C.
RICKY, PLANT & CHEN-PORTER

ROCHFORD ROAD

- Sizeable semi-detached chalet
- Three double bedrooms
- Ample off-street parking with EV charging port
- Low maintenance rear garden
- Additional garage
- Beautifully presented interiors throughout
- Fantastic principle bedroom suite with walk-in-wardrobe and en-suite shower room
- Wonderful location close to amenities
- Within easy reach of Southend Hospital and grammar schools
- Close to travel links into Central London



RP&C are delighted to bring to the market, this impressively sized semi-detached chalet. Internally, the property has been beautifully presented throughout and accommodates a large family lounge and a good-sized kitchen opening into the utility room. There are two large double bedrooms on the ground floor, as well as a recently installed three piece shower room. The master bedroom can be found on the first floor, benefitting from having access to a wonderful walk-in wardrobe, an ensuite shower room and eaves storage. Externally, the front boasts ample off-street parking for at least four vehicles and an EV charging point, whilst the rear presents a garage and a sizeable garden. Further benefits include double glazing gas central heating and newly installed air conditioning in the master bedroom.

Rochford Road is well-appointed in a favoured location in Southend-on-Sea providing convenient access to well-regarded schools, the A127 and bus links. London Southend Airport is close to hand offering flights to desired destinations, a train line serving London Liverpool Street Train Station and a popular retail park. Southend Hospital and parks are also close to hand.

Three bedroom semi-detached chalet

Secure entrance porch

Entrance hallway

Lounge

Kitchen

Utility room

Bedroom two

Bedroom three

Shower room

Landing

Principle bedroom suite

En-suite

Walk in wardrobe

Low maintenance garden

Garage

Off-street parking

ROCHFORD ROAD





ROCHFORD ROAD

ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band C

Viewings – By Appointment Only

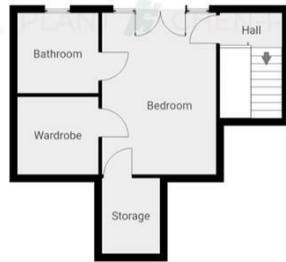
Floor Area – sq ft

Tenure – Freehold





RP & C.
RICKY, PLANT & CHEN-PORTER



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP & C.
RICKY, PLANT & CHEN-PORTER