



Barbara Close | | Rochford | SS4 1NQ

Offers Over £340,000

**bear**  
*Estate Agents*

Barbara Close |  
Rochford | SS4 1NQ  
Offers Over £340,000

A well presented semi-detached bungalow offering spacious accommodation, a stunning South/West facing garden and a quiet residential location in Rochford. This attractive home is ideal for those seeking comfortable single-level living with excellent access to local amenities and transport links.

- Semi-Detached Bungalow
- Feature Log Burner
- Two Double Bedrooms with Built-in Wardrobes
- Three Piece Bathroom
- Off-Street Parking
- Spacious Kitchen Opening into Lounge/Diner
- Conservatory with Garden Access
- Bay Fronted Master Bedroom
- Large South/West Facing Rear Garden
- Double Glazing and Gas Central Heating





The property begins with a porch leading into a welcoming entrance hall which provides access to all rooms. The kitchen is generously sized and opens into a spacious lounge/diner, creating a sociable and open plan feel. The lounge/diner benefits from a feature log burner, adding warmth and character, while French doors lead into a bright conservatory which in turn provides access to the rear garden. There are two well proportioned double bedrooms, both of which benefit from built-in wardrobes. The master bedroom is further enhanced by a bay window, allowing plenty of natural light to flow through the space. A spacious three piece bathroom suite completes the internal accommodation. Externally, the property boasts a large and well maintained South/West facing rear garden, offering an ideal space for outdoor seating, entertaining and enjoying the sun throughout the day. To the front, there is off-street parking. Additional benefits include double glazing and gas central heating.

Situated on Barbara Close in Rochford, the property falls within catchment of Stambridge Primary Academy and Waterman Primary Academy. The home is conveniently located close to Rochford Town Centre for a range of shops and eateries, as well as bus links and rail connections from Rochford Railway Station, providing direct access into London and surrounding areas.

## Two Bedroom Semi-Detached Bungalow

### Porch

7'5 x 3'3 (2.26m x 0.99m)



### Entrance Hall

14'9 x 5'5>2'11 (4.50m x 1.65m>0.89m)

### Lounge/Diner

14'2 x 11'11 (4.32m x 3.63m)

### Kitchen

17'7 x 7'6 (5.36m x 2.29m)

### Conservatory

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

### Bedroom One

12'6 x 11'7 (3.81m x 3.53m)

### Bedroom Two

11'1 x 10'6 (3.38m x 3.20m)

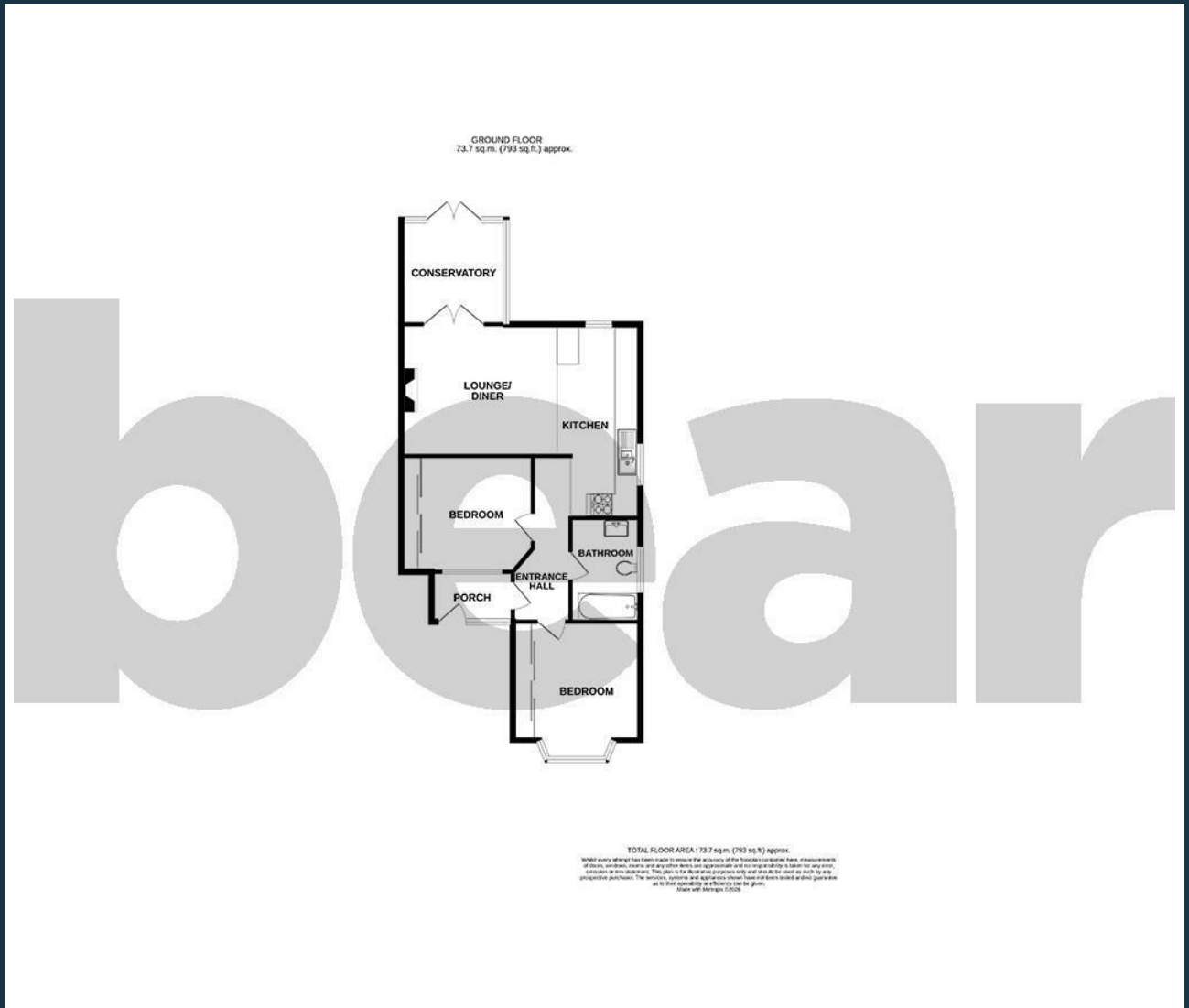
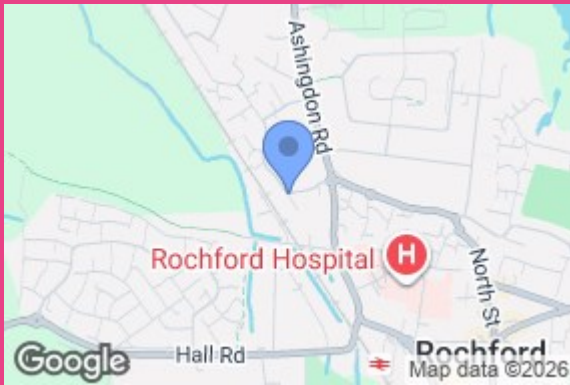
### Three Piece Bathroom

9'5 x 6'4 (2.87m x 1.93m)

### South/West Facing 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		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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