



## THE RIDINGS

ROCHFORD, SS4 1HD

**GUIDE PRICE £415,000**  
**FREEHOLD**

\*\*\* £415,000 - £425,000 \*\*\* BEAUTIFUL RESEVOIR VIEWS TO THE REAR - A UNIQUE OPPORTUNITY IN A PLEASANT NO THROUGH ROAD CLOSE TO RAIL LINKS & HISTORIC TOWN CENTRE \*\*\* RP&C Estate Agents have pleasure in bringing to the market this extended property benefitting from having three double bedrooms, two reception rooms and a large kitchen/diner. There is a detached garage which could be utilised into a home office/gym and there is generous parking to the front. Rochford Town centre and rail links are within a short stroll.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Extended property with three double bedrooms
- Two reception rooms
- Large kitchen/diner
- utility room/w.c
- Four piece family bathroom/w.c
- Detached garage which could be utilised as a home office/gym
- Independent driveway with generous parking
- Low maintenance garden with access to the resevoir
- Quiet cul-de-sac location
- Close to Rochford town centre and mainline railway station



The accommodation comprises an entrance hallway, two reception rooms, a large kitchen/breakfast room and a utility room/w.c. To the first floor, there are three double bedrooms and a modern four piece family bathroom/w.c. The property also benefits from double glazed windows, gas central heating, a low maintenance garden with feature raised decking area providing stunning views over the reservoir plus a rear gate leading out the to reservoir. An independent driveway offers generous parking to the front extending to the side.

The Ridings is a popular cul-de-sac location where properties rarely become available to the open market. The property has easy access to good local schools, Rochford town centre and major train links serving London Liverpool Street Station.

**Entrance Hallway**

**Dining Room**

**Lounge**

**Kitchen/Diner**

**Utility Room/w.c**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Four Piece Family Bathroom**

**Rear Garden**

**Larger Than Average Garage**

This could be converted if required, and would make an ideal home office or gym.

**Front**

A large independent driveway which extends to the side offers generous parking.

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## ADDITIONAL INFORMATION

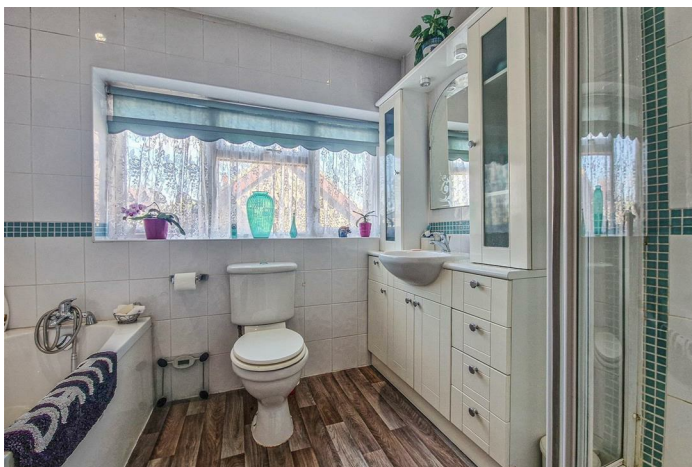
**Local Authority** – Rochford

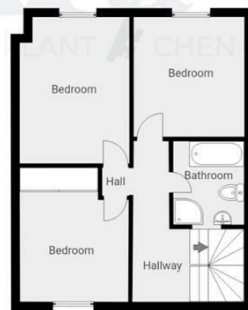
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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