



## Malting Villas Road , Rochford, SS4 1AF

"Double Click To Add Sticker"

- HUGE EXTENDED 4/5 BEDROOM HOME
- FANTASTIC LOCATION
- CURRENTLY ARRANGED AS DUAL OCCUPATION
- 25' X 21'4 LIVING ROOM

**£350,000**

Vastly extended 4/5 bedroom house in a lovely location ideal for Rochford Town and Station.

Currently used for dual occupation with a self contained ground floor flat & first floor apartment but easily restored to a massive house .Plenty of off road parking double glazing and good size garden.





#### AGENTS NOTES

Fantastic sized extended 4/5 bedroom home currently arranged for dual occupation with a huge ground floor apartment and spacious first floor living area self contained as well.

The property also lends itself to making some easy alterations to use it as an exceptional sized family home located in a very desirable position perfect for schools and access to Rochford Town Centre as well as the main line Liverpool Street rail link.

There is plenty of off road parking and a generous size garden.

The home will require some updating and finishing but is easily achievable.

The ground floor offers a 24' x 21'4 open plan extended living room / kitchen as well as a large separate bedroom / dining room and double shower room.

The first floor offers 3/4 bedrooms one with an En suite as well as a separate family bathroom.

There is a fixed staircase from the landing leading to a huge loft room with roof light windows.

This not one to be overlooked as the potential is massive.

#### HALLWAY

#### LIVING ROOM



25' 0" x 21' 4" (7.62m x 6.5m)

**DINING ROOM / BEDROOM**

14' 2" x 12' 8" (4.32m x 3.86m)

**SHOWER ROOM**

11' 8" x 5' 0" (3.56m x 1.52m)

**LANDING**

**FAMILY BATHROOM**

9' 0" x 7' 25" (2.74m x 2.77m)

**BEDROOM ENSUITE**

24' 5" x 9' 5" (7.44m x 2.87m)

**BEDROOM**

12' 5" x 10' 4" (3.78m x 3.15m)

**BEDROOM**

12' 2" x 8' 2" (3.71m x 2.49m)

**BEDROOM / KITCHEN**

10' 9" x 7' 10" (3.28m x 2.39m)

**LOFT ROOM**



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



**GROUND FLOOR**

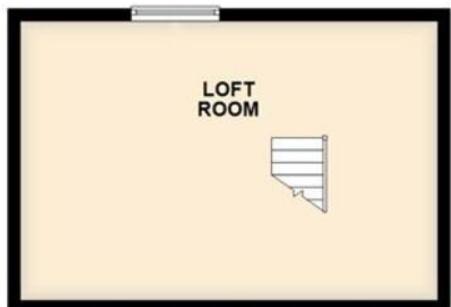
APPROX. 83.6 SQ. METRES (899.7 SQ. FEET)

**FIRST FLOOR**

APPROX. 67.1 SQ. METRES (722.7 SQ. FEET)

**SECOND FLOOR**

APPROX. 30.5 SQ. METRES (328.3 SQ. FEET)



74 MALTINGS VILLA ROAD, ROCHFORD

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	78

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