



Mansted Gardens | | Rochford | SS4 3DE

Offers Over £400,000

**bear**  
*Estate Agents*

**Mansted Gardens |  
Rochford | SS4 3DE  
Offers Over £400,000**

\* Two Bedroom Semi-Detached Chalet with a One Bedroom Annexe \* Unique semi-detached chalet offering a self-contained annexe with its own address, ideal for multi-generational living or investment, alongside a spacious main residence and a generous West-facing garden.

- Semi-Detached Chalet with a Self-Contained Annexe
- Bay Fronted Lounge/Diner
- Well Presented Annexe with a Walk-In Wardrobe
- West Facing Garden with Decking
- Off-Street Parking
- Annexe with its Own Address, EPC and Council Tax Band
- Two Double Bedrooms In Main House
- Wet Room to Annexe
- Private Garden Area for Annexe
- Double Glazing and Gas Central Heating





This versatile semi-detached chalet presents a rare opportunity with the added benefit of a fully self-contained annexe. The main house comprises an entrance hall leading into a bay-fronted lounge/diner with stairs rising to the first floor. A good-sized kitchen offers ample storage space. To the first floor, there are two double bedrooms and a modern three-piece bathroom. Externally, the main home enjoys a spacious West-facing garden with decking and off-street parking to the front.

The annexe, located to the rear of the building and accessed independently, offers well-presented accommodation including an entrance hall, a lounge/diner with storage and patio doors opening onto a private, sectioned area of the West-facing garden, a fitted kitchen, a bedroom with a walk-in wardrobe, and a wet room. The annexe further benefits from its own address, EPC, and council tax band, making it ideal for independent living or rental potential. Both the main home and annexe benefit from double glazing and gas central heating.

Situated on Mansted Gardens in Rochford, the property falls within the catchment area for Holt Farm Infant and Junior Schools, Stambridge Primary Academy, and Waterman Primary Academy. The location offers easy access to local parks, bus links, and a range of amenities, while Rochford Train Station is nearby, providing convenient connections for commuters.

### **Main House**

#### **Entrance Hall**

#### **Lounge/Diner**

20'0 x 14'3 (6.10m x 4.34m)

#### **Kitchen**

10'1 x 7'3 (3.07m x 2.21m)

#### **Storage**



## Landing

## Bedroom One

13'4 x 11'11 (4.06m x 3.35m)

## Bedroom Two

16'7 x 9'8 (5.05m x 2.95m)

## Three Piece Bathroom

7'5 x 4'8 (2.26m x 1.42m)

## West Facing Garden

## Off-Street Parking

## Annexe

## Entrance Hall

## Lounge/Diner

17'10 x 11'0 (5.44m x 3.35m)

## Kitchen

8'9 x 6'0 (2.67m x 1.83m)

## Bedroom

9'8 x 8'10 (2.95m x 2.69m)

## Wet Room

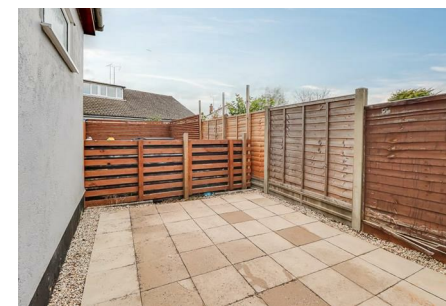
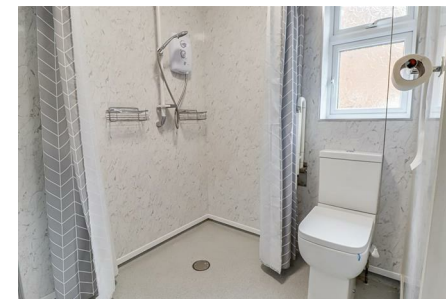
5'11 x 5'8 (1.80m x 1.73m)

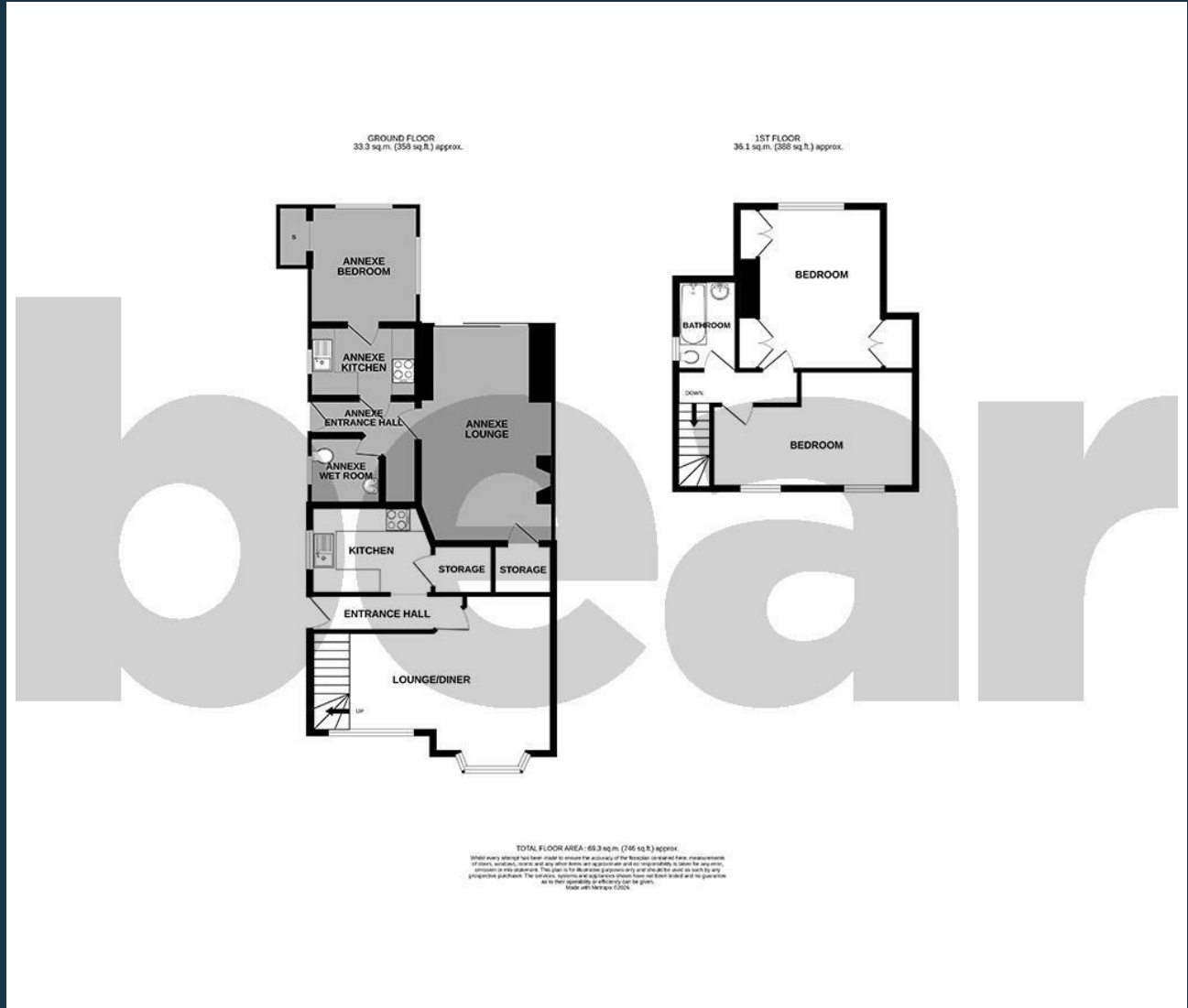
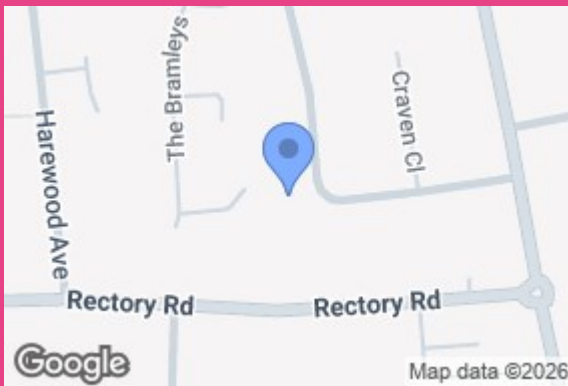
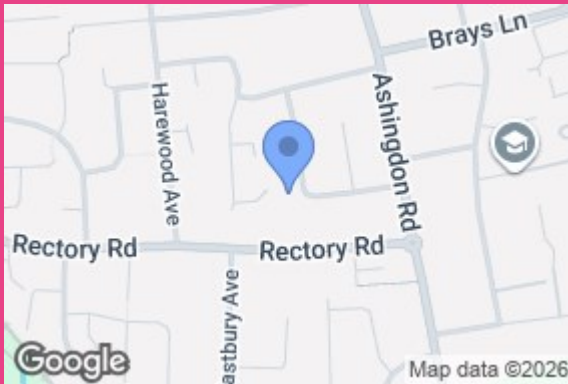
## West Facing Garden

## Agents Notes

Main House:  
Council Tax Band: B  
EPC: D

Annexe:  
Council Tax Band: A  
EPC: E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(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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