



22 Rochefort Drive, Rochford, Essex, SS4 1HT

Four Bedroom Detached Home / Price: Offers Over £475,000 / Tel: 01702 207720



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This spacious and highly versatile **four bedroom detached** home is entered via an enclosed porch leading into a central hallway, providing access to the main living areas and offering a layout that can be adapted to suit a variety of needs. The ground floor features a dining room with open access to the living room, creating a bright and sociable space. The living room offers direct access to the rear garden and flows through to a well-proportioned fitted kitchen, which also benefits from garden access. A three-piece family bathroom serves this part of the home. From the dining room, there is access to a flexible additional room, ideal for use as a home study, dressing room or hobby space, depending on requirements. The ground floor also includes two bedrooms, providing a range of options for how the space can be arranged. Additionally, the front section of the house offers further potential, with a second fitted kitchen, a three-piece shower room, and its own staircase leading to the first-floor accommodation. Upstairs, you will find two further bedrooms, enhancing the property's adaptable and flexible layout. Externally, the rear garden is a generous size and features a combination of patio areas, lawn, and a decked seating area, along with an outbuilding, offering excellent outdoor space to enjoy. To the front, the property provides off-street parking for vehicles. Overall, this property presents a fantastic opportunity for buyers seeking a home with flexible accommodation and a layout that can be tailored to suit a variety of lifestyles.

Location wise the property is close to a local parade of shops, Southend Airport, train station into London Liverpool Street and Rochford market square. Early viewing is recommended to avoid disappointment. **360° virtual tour available!**

Find us on





Ground Floor



First Floor

**A space to
call home.**



Highlights

- / Spacious and highly versatile accommodation throughout
- / Four bedrooms arranged over two floors
- / Two fitted kitchens offering flexible living options
- / Open-plan living and dining area ideal for entertaining
- / Flexible additional room ideal as study, dressing room or hobby space
- / Ground floor bathroom and additional shower room
- / Generous rear garden with patio, lawn, decking and outbuilding
- / Flexible layout suitable for a variety of living arrangements
- / Close to local shops, transport links and Southend Airport
- / EPC Rating: D
- / Council Tax Band: D
- / Approx 1345 Sq Ft in Size
- / 360' Virtual Tour

Entrance door leading to:

Entrance Porch /

5'11 x 2'10

Double glazed window to side aspect, plastered ceiling, floor covering, door to:

Hallway /

11'6 x 3'5

Plastered and coved ceiling, wood floor covering, power points, doors leading off:

Dining Room /

12'1 x 11'3

Plastered and coved ceiling, wood effect floor covering, fitted wall lights, radiator, power points, access to bedroom and home study, open access to:

Living Room /

18'6 x 11'5

Double glazed windows to rear aspect and double glazed French doors to rear garden, plastered and coved ceiling, fitted carpet, radiator, power points, door to:

Kitchen /

11'6 x 11'11 plus 6'7 x 3'3

Fitted at both eye and base level in a range of cream units with working surface over, space for appliances such as fridge/freezer, washing machine and dishwasher, integrated oven with gas hob and extractor fan above, space for dining table, double glazed windows to rear aspect and double glazed door to rear garden, plastered and coved ceiling, wood effect floor covering, part tiled walls, radiator, power points, door to:





Bathroom /

7'9 x 6'6

Three piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass shield, pedestal hand wash basin with mixer tap and low level w/c, double glazed window to side aspect, tiled flooring and tiled walls.

Home Study /

10'9 x 7'11

Plastered and coved ceiling, floor covering, radiator, power points.

Ground Floor Bedroom Two /

11'6 x 10'2

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, radiator, power points.

Ground Floor Bedroom Three /

11'3 x 10'8

Double glazed window to side aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

Second Kitchen /

11'6 x 8'11

Fitted at eye and base level in a range of white units with wood roll working surface over, integrated oven with electric hob and extractor fan above, 1.5 sink unit with mixer tap and drainer, space for fridge/freezer and small dining table, double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, staircase to first floor accommodation, part tiled walls, power points, door to:

Shower Room /

8'0 x 6'7

Three piece suite comprising of walk in shower with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, plastered ceiling, tiled flooring and tiled walls, chrome heated towel rail, extractor fan.





Landing /

3'1 x 2'7

Door to:

Bedroom One /

11'9 x 10'7

Double glazed window to rear aspect and double glazed roof window to side aspect, plastered ceiling, fitted carpet, radiator, power points.

Bedroom Four /

10'10 x 8'2

Double glazed roof window, plastered ceiling, fitted carpet, eaves storage space, power points.

Rear Garden /

Sun patio to immediate rear of property, central pathway with lawn either side leading to further patio and sun deck area with access to outbuilding, mature planting, secure fence boundaries, water tap, shingle area to side of property with gate providing access to front garden.

Front Garden /

Paved driveway providing parking for vehicles, shingle area, brick boundaries, mature planting.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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