

## Southend Road, Rochford SS4 1JD



£300,000

Situated within a 'stones throw' of London Southend Airport, is this character, extended three bedroom end terraced family home benefiting from having two reception rooms, kitchen open to breakfast room, conservatory, large family bathroom, a rear garden measuring approximately 70ft and own driveway providing off-street parking.

Viewing highly recommended. EPC Rating: tbc. Our Ref 17370

**Directions:** Proceeding from our office take the 2nd exit at the Spa roundabout, proceed along the Southend Road/Hawkwell to the mini roundabout and go straight across the roundabout to Hall Road, continue straight across the next mini roundabout and at the end of the road turn right into West Street. At the next mini roundabout continue straight across into Bradley way and bare right at the next roundabout which leads into Southend Road.



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Entrance via double glazed entrance door to **ENTRANCE PORCH**. Door to

### **ENTRANCE HALL**

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Radiator.



### **CONSERVATORY 11' 7" x 8' (3.53m x 2.44m)**

Double glazed windows to the side aspect. Double glazed windows to the rear aspect. Double glazed French doors providing access to rear garden. Tiled floor. Radiator.



### **LOUNGE 14' 2" x 11' 6" (4.32m x 3.51m)**

Double glazed bay window to the front aspect. Feature fireplace with open flue. Wood effect flooring. Radiator.



### **KITCHEN 8' 2" x 8' (2.49m x 2.44m)**

Double glazed window to the side aspect. Base and eye level units. Roll edge work surfaces. Inset Butler sink with drainer. Tiled splash backs. Space for free-standing cooker. Space for appliances. Tiled floor. Open to



### **DINING ROOM 17' 3" x 15' max (5.26m x 4.57m)**

Double glazed French doors providing access to conservatory. Brick built fireplace with open flue. Second fireplace with gas fire. Wood effect flooring. Radiator. Open to Kitchen.





### **BREAKFAST ROOM 9' 1" x 8' (2.77m x 2.44m)**

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed door providing access to rear garden. Breakfast bar with space for seating. Storage cupboard housing boiler. Tiled floor. Radiator.



### **BEDROOM TWO 12' 6" x 11' 6" (3.81m x 3.51m)**

Double glazed window to the rear aspect. Feature fireplace. Radiator.



### **BEDROOM THREE 8' 3" x 7' 2" (2.51m x 2.18m)**

Double glazed window to the front aspect. Radiator.



## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Doors to bedrooms and bathroom

### **BEDROOM ONE 14' 2" x 12' 6" (4.32m x 3.81m)**

Double glazed bay window to the front aspect. Inset alcove wardrobe. Feature fireplace. Radiator.



### **FAMILY BATHROOM 9' x 8' 2" (2.74m x 2.49m)**

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin with tiled splash back. Panelled bath with shower over and folding shower screen. Part panelled walls. Part tiled walls. Radiator.



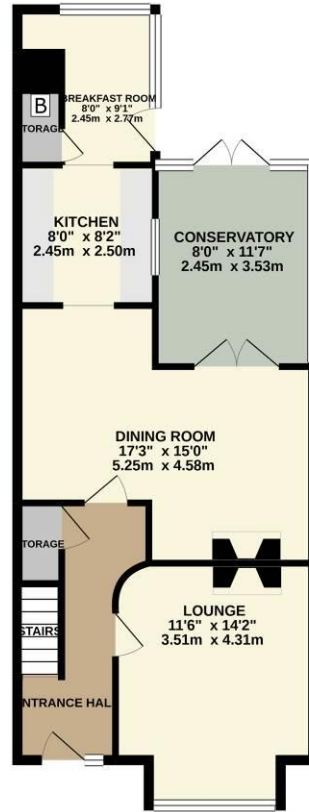
## EXTERIOR

The **REAR GARDEN** measures approximately **70' (21.34m)** and commences with patio providing space for table and chairs. Laid lawn. **TWO SHEDS** to remain. Gate to side providing access to the front.

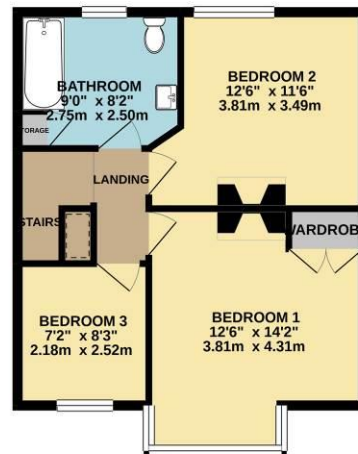


The **FRONT** has own crazy-paved driveway providing off-street parking.

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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