ROCHEWAY

ROCHFORD, SS4 1DQ

OFFERS IN EXCESS OF £350,000

FREEHOLD

* OFFERS IN EXCESS OF £350,000 * CHARMING TWO DOUBLE BEDROOM TURN OF THE CENTURY SEMI-DETACHED COTTAGE BOASTING AN ABUNDANCE OF PERIOD CHARACTER. PERFECTLY POSITIONED FOR ACCESS TO ROCHFORD TRAIN STATION AND WONDERFUL AMENITIES. BOASTING OFF-STREET PARKING FOR TWO VEHICLES, A CONVENIENT GROUND-FLOOR WC AND A SIZEABLE SOUTH FACING REAR GARDEN.

RP&C.

RICKY, PLANT & CHEN-PORTER

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• Striking semi-detached cottage • Two sizeable double bedrooms • Off-street parking for two vehicles • South facing rear garden with new fencing and large shed with power • Versatile garage/lean-to • Boasting a wealth of character and charm throughout • Tastefully improved accommodation blending modern living with period features • Convenient ground-floor WC • Two receptions rooms • Fantastic location close to Rochford Train Station and well regarded schools

This charming turn-of-the-century (circa early 1900s) two-bedroom semi-detached cottage is beautifully positioned in a prime location within Rochford, offering convenient access to Rochford train station with direct links into Central London, as well as highly regarded local schools, shops, amenities and more.

The property boasts a wealth of character and charm, retaining an abundance of period features that have been thoughtfully blended with modern living to create a truly special family home. The current owner has invested significant time, care and attention into enhancing the property, resulting in a stylish and welcoming interior throughout.

The ground floor accommodation comprises a stylish lounge, a spacious sitting room which flows seamlessly into a generous kitchen dining/area with a range of integrated appliances, creating an excellent space for everyday living and entertaining. A convenient ground floor WC completes the accommodation.

Stairs rise to the first floor where you will find two generous double bedrooms alongside the family bathroom.

Externally, the home continues to impress with a beautifully maintained south-facing rear garden measuring approximately 80ft, benefitting from new fencing and patio installed in 2023 and offering an ideal space for relaxing or entertaining. To the front, a newly recently installed driveway (2023) provides off-street parking for two vehicles.

Further improvements include UPVC sash double-glazed windows, bespoke window shutters, and integrated blinds to the patio doors, all of which add to the quality and finish of this delightful home.

In addition, the current owner has secured planning permission for a two-storey extension with a brick-built garage, presenting an exciting opportunity for future expansion.

This exceptional cottage combines period charm with modern comfort in a highly desirable location, making it a fantastic opportunity for a range of buyers.

Two bedroom semi-detached house

Entrance hallway

Lounge

Sitting room

Kitchen/breakfast room

Ground-floor WC

Stairs to first floor

Bedroom one

Bedroom two

Bathroom

South facing rear garden

Garage/lean-to

Off-street parking

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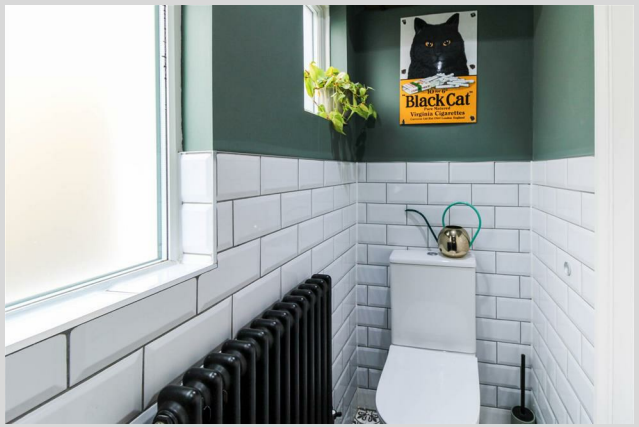


ROCHEWAY

ADDITIONAL INFORMATION

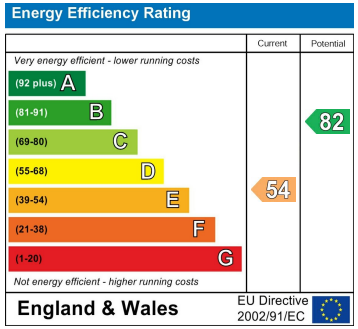
Local Authority – Rochford

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



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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