



## NORTH STREET ROCHFORD, SS4 1AB

**GUIDE PRICE £330,000**  
**FREEHOLD**

**\*\* £330,000 - £355,000 \*\*** CHARMING THREE BEDROOM GRADE II LISTED COTTAGE BENEFITTING FROM OFF-STREET PARKING FOR MULTIPLE VEHICLES IN A SIZEABLE 32' GARAGE. BENEFITTING FROM DECEPTIVELY SPACIOUS ACCOMMODATION AND A FANTASTIC LOCATION IN THE HEART OF ROCHFORD TOWN CENTRE FOR ACCESS TO SHOPS, AMENITIES AND TRAVEL LINKS INTO CENTRAL LONDON.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# NORTH STREET

- Charming grade II listed cottage
- Boasting an abundance of character
- Off-street parking for multiple vehicles in 32' garage to rear
- Large basement providing fantastic storage and further potential to convert
- Low maintenance rear garden
- Deceptively spacious accommodation including 16' lounge and 18 kitchen/diner
- Three good sized bedrooms and 10' first floor bathroom
- Fantastic location close to Rochford train station for direct access into Central London
- Close to a wealth of shops and amenities
- A unique and rarely available opportunity



Situated in the very heart of Rochford Town Centre, this rarely available Grade II listed home offers an exceptional blend of historic character, generous proportions and a highly convenient location just moments from local amenities, shops and Rochford Train Station, providing direct access into Central London.

Rich in character and charm, the property showcases a wealth of period features throughout, including exposed timber beams and a striking wood-burning stove that forms a warm and welcoming focal point. Despite its traditional façade, the accommodation is deceptively spacious and arranged over multiple levels.

The ground floor comprises a bay-fronted lounge filled with natural light, alongside an impressive large kitchen/diner, ideal for family living and entertaining. A lower-level basement provides excellent additional space, suitable for storage or a variety of uses.

To the first floor are three well-proportioned bedrooms and a notably generous 10-foot bathroom, continuing the theme of space rarely found in properties of this style and location.

Externally, the home benefits from a low-maintenance rear garden, perfect for easy upkeep, while to the rear is a substantial 32-foot garage,

offering parking for multiple vehicles, a highly sought-after feature within the town centre setting.

Combining historic charm, flexible living space and an unbeatable central location, this unique property represents a truly rare opportunity and early viewing is strongly recommended.

## Entrance Hallway

## Lounge

## Kitchen/Diner

## Stairs to Basement

## Basement

## Stairs to First Floor

## Bedroom One

## Bedroom Two

## Bedroom Three

## Bathroom

## Low Maintenance Rear Garden

## Garage/Workshop



## NORTH STREET









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## ADDITIONAL INFORMATION

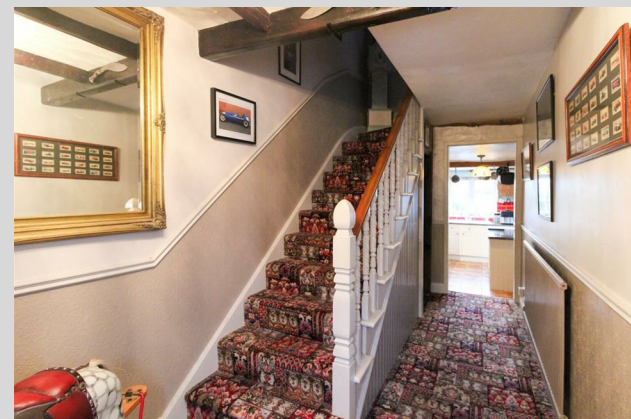
**Local Authority** – Rochford

**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – sq ft

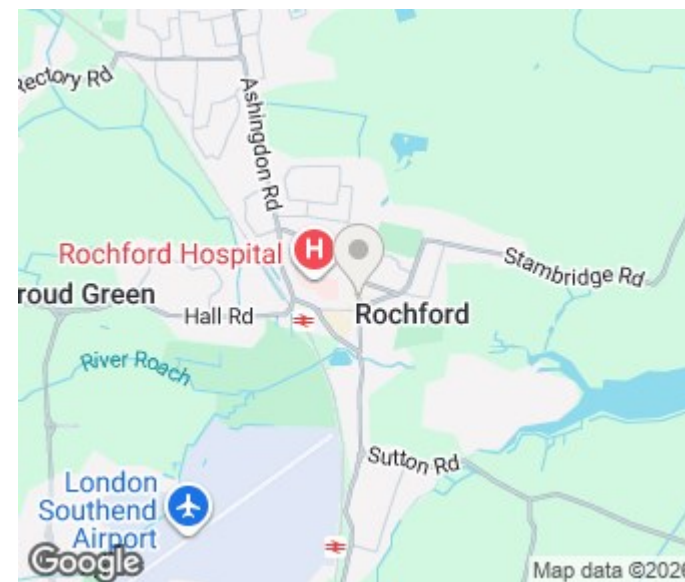
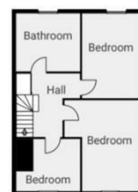
**Tenure** – Freehold



▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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