

ASHINGDON ROAD

ROCHFORD, SS4 3BT

GUIDE PRICE £375,000
FREEHOLD

**** £375,000 - £400,000 **** - LARGE THREE BEDROOM SEMI-DETACHED FAMILY HOME BOASTING AMPLE OFF-STREET PARKING FOR MULTIPLE VEHICLES AND A REAR GARDEN IN EXCESS OF 100'. PERFECTLY POSITIONED CLOSE TO WELL REGARDED SCHOOLS AND TRAVEL LINKS. A FANTASTIC FAMILY HOME - INTERNAL VIEWING HIGHLY RECOMMENDED.

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Sizeable Three Bedroom Semi-Detached Family Home
- Sold with No Onward Chain
- Rear Garden in Excess of 100'
- Ample Off-Street Parking for Multiple Vehicles
- Large Open-Plan Lounge/Diner
- Three Good Sized Bedrooms
- Recently Improved by Current Owner
- Easy Reach of Sought After Schools
- Close to Fantastic Amenities
- Double Glazing and Gas Central Heating



**** NO ONWARD CHAIN **** RP&C Estate Agents are delighted to bring to the market this pretty, family home which comprises three generous size bedrooms, two reception rooms, an extended kitchen and stunning garden measuring in excess of 100 feet in length and benefits privacy and seclusion.

The property comprises: Entrance porch, spacious entrance hallway, two receptions rooms with a combined length of over 25 feet, an extended kitchen and a guest w.c. To the first floor there are three generously proportioned bedrooms along with a modern bathroom

Further benefits include double glazed windows, gas central heating, the most gorgeous and meticulously presented garden measuring over 100 feet in length plus independent driveway with parking for four cars comfortably.

The property has been improved by the current owners to offer a new boiler and bathroom, new French doors and new electrics.

Frontage

The front of the property is approached via an independent block paved driveway offering parking comfortably for four cars.

Entrance

Feature Composite entrance door with stunning crystal glass leading to:

Entrance Porch

Two obscure panel windows to the front aspect, tiled floor, storage shelving, further obscure glazed door to:

Spacious Entrance Hallway

Coving to ceiling edge, window to the front aspect, telephone point, radiator, stairs to the first floor, understairs cupboard, new carpeting doors to:

Guest WC

Dining Room

Coving to high ceiling, new double glazed french doors to the rear aspect leading onto and overlooking the gorgeous garden, Marble fireplace, arched access to:

Lounge

Coving to high ceiling, double glazed lead light window to the front aspect, double radiator, telephone point, glazed window to the side aspect, new carpets.

**** overall the living room and dining room combined is 25'6 ****

Extended Kitchen

Coving to ceiling edge, double glazed window to the rear aspect overlooks the garden, double glazed door to the side aspect provides external access, Feature Amtico flooring. The kitchen comprises a range of base and wall level storage units, complemented with Granite effect worktops, inset one and a quarter bowl sink unit with mixer tap, four

ring gas hob with extractor fan over, built in double oven, space for a fridge/freezer and washing machine, combi boiler installed 2024

First Floor Landing

Coving to ceiling edge. loft access, large double glazed window to the side aspect, doors to:

Modern Shower Room/WC

Smooth high ceiling, obscure double glazed window to the rear aspect. A white suite comprises a w.c, sink unit with mixer tap and storage under, bath suite with rain falling shower, chrome heated towel rail.

Bedroom One

Coving to high ceiling, double glazed lead light window to the front aspect, built in cupboard, quality range of part mirror built in sliding wardrobes with ample hanging and shelving spaces.

Bedroom Two

Coving to high ceiling, large double glazed window to the rear aspect overlooks the garden, radiator, built in cupboard, ample space for wardrobes.

Bedroom Three

Coving to high ceiling, double glazed window to the front aspect, new carpeted flooring radiator.

Rear Garden

The garden measures in excess of 100 feet and commences with a large hardstanding patio area, security light and tap, timber shed. The remainder is generously laid to lawn with an extensive array of

mature trees, shrubs and plants, fencing to boundaries. Large greenhouse to remain along with further sheds towards the rear of the garden. The garden offers privacy and seclusion and is maintained to the highest of standards.

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ADDITIONAL INFORMATION

Local Authority – Rochford

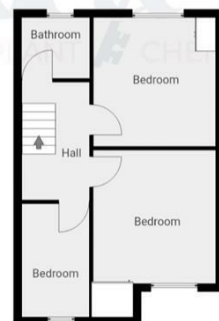
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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