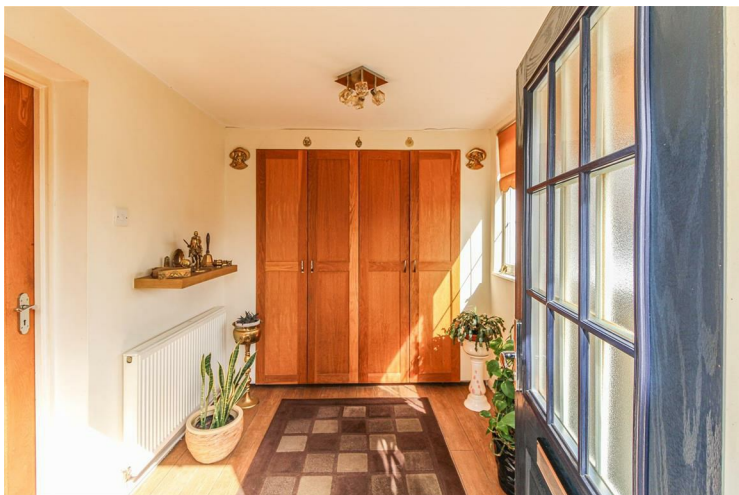




**LITTLE WAKERING ROAD
BARLING MAGNA**

**PRICE GUIDE £700,000
FREEHOLD**

GUIDE PRICE £700,000 TO £750,000 ** SPACIOUS DETACHED HOUSE WITH APPRX 2500 SQUARE FEET OF LIVING SPACE SET IN THE PICTURESQUE LOCATION OF BARLING MAGNA - PERFECT FOR DUAL LIVING AS THERE IS ALSO AN ANNEXE ** RP&C Estate Agents are delighted to bring to the market this attractive and large family home which occupies a wonderful plot, gorgeous 85ft garden, generous parking and annexe accommodation. A rare find.



- Large detached family home • Circa 2500 square feet • Four bedrooms • Two reception rooms plus conservatory

This spectacular home is perfect for those who love to entertain all year round. Upon entering the hallway, you're welcomed by natural light streaming in from multiple reception rooms—ideal spaces for gatherings and everyday living. The property also features a sleek, modern kitchen, a convenient utility room/cloakroom, an immaculate four-piece family bathroom, and four generously sized bedrooms.

In addition, there's a self-contained annexe complete with its own kitchen and living area, shower room, and a double bedroom, all opening out to a private courtyard—perfect for relaxation or guest accommodation.

Outside, the property continues to impress with ample off-street parking, side gated access to a spacious rear garden, a shed for extra storage, two charming summer houses, and a decked seating area—an ideal spot for hosting friends and family during the warmer months.

Situated in a highly convenient location, you're just a short stroll from local shops and only 15 minutes on foot from Barling Magna Wildlife Reserve, where the whole family can enjoy peaceful walks in nature. Excellent transport

links include multiple bus routes and easy access to the A13.

Entrance Porch

Entrance Hallway

Lounge

26'5 x 12'1

Kitchen

22'9 x 10'1

Dining Room

12'6 x 10'5

Conservatory

14'4 x 11'0

Utility Room/w.c

7'8 x 7'1

First Floor Landing

Bedroom One

23'0 x 10'1

Bedroom Three

12'2 x 10'5



- Large kitchen/breakfast room • Utility room/w.c • Annexe with double bedroom, living & kitchen area • Superb garden 85 feet • Generous parking • Stunning location of Barling Magna

Bedroom Two

15'1 x 12'1

Bedroom Four

10'3 x 9'4

Bathroom

Rear Garden

A superb size garden measuring 85 feet features a seating area, remainder laid to lawn, further raised decked seating area to side with two summer houses to remain with power and lighting, block paved area to side with shed to remain, mature shrubs and flower beds, mature trees, side gate providing access to front garden.

Front Garden

Block paved driveway providing off street parking for multiple vehicles, lawn area with mature tree, side gates providing access to rear garden.

Annexe Double Bedroom

12'9 x 11'1 max

Annexe Living/Kitchen area

17'9 reducing to 12'0 x 11'3

Annexe Shower Room

Annexe Courtyard Garden







Additional Information

Local Authority - Rochford

Council Tax - Band F

Viewings - By

Appointment Only

Floor Area - 2427.00 sq ft

Tenure - Freehold



Made with Metropix 52025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(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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