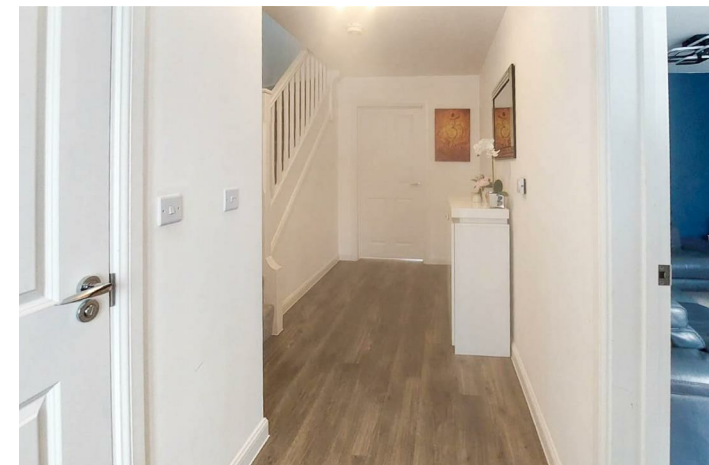




ELIZABETH GARDENS

ROCHFORD, SS4 1FS

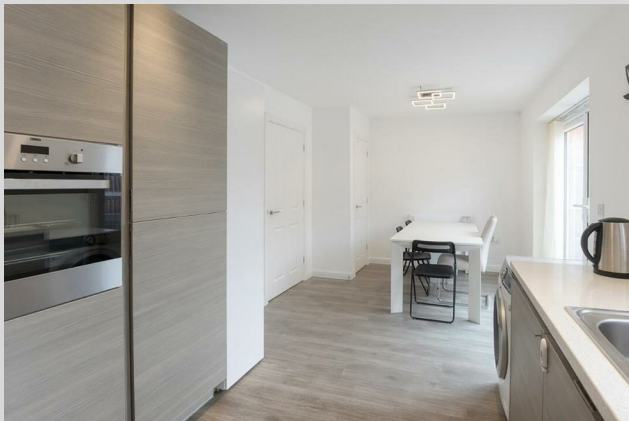
£425,000
FREEHOLD

**** DELIGHTFUL & DETACHED FAMILY HOME WITH THREE GENEROUS SIZE BEDROOMS,
DETACHED GARAGE & DRIVEWAY - SOUTH WESTERLY FACING GARDEN OF GOOD SIZE &
LOCATED ON THE PRESIGIOUS HALL ROAD DEVELOPMENT ****

RP&C.
RICKY, PLANT  CHEN-PORTER

ELIZABETH GARDENS

- Modern detached family home
- Ample off-street parking
- Detached garage
- Two first floor bathrooms
- Convenient ground-floor WC
- Ample storage throughout
- Sunny South-westerly rear garden
- Fantastic location for families close to well regarded schools
- Commuter heaven with Rochford Train Station a mere 0.5 miles from property
- On the doorstep of picturesque country walks



Nestled within a desirable modern development, this attractively presented detached family residence provides generous and adaptable living spaces across its layout.

Thoughtfully designed for modern family living, the home boasts an elegant open-plan arrangement that integrates a spacious lounge with a sizable kitchen/diner — creating an ideal environment for both daily routines and social occasions. The first floor accommodates three well-sized bedrooms, complemented by two contemporary bathrooms, while a useful ground-floor cloakroom adds convenience. Ample storage solutions are incorporated throughout the property.

Outside, the home enjoys a carefully landscaped rear garden, perfect for outdoor enjoyment, together with a separate detached garage. Positioned for convenience, the property lies close to Rochford train station, offering swift connections to Central London, alongside reputable local schools and pleasant nearby walks. Offered in excellent decorative order throughout, this fine family home represents an appealing choice for both growing families and professionals.

Three bedroom detached house

Hallway

Lounge 16'8 x 10'2

Kitchen/diner 19'8 x 9'6

Ground-floor WC

Stairs to first floor

Bedroom one 12'2 x 10'7

En-suite shower room

Bedroom two 10'11 x 10'10

Bedroom three 8'6 x 7'8

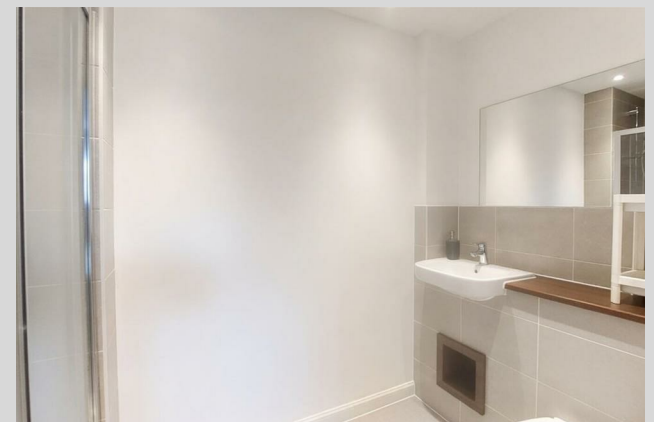
Family bathroom

South/West facing rear garden

Off-street parking

Detached garage

ELIZABETH GARDENS





ELIZABETH GARDENS

ADDITIONAL INFORMATION

Local Authority – Rochford

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1054.90 sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1162 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hectagon (2023).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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