



Leicester Avenue | | Rochford | SS4 1JL

Price Guide £325,000

**bear**  
*Estate Agents*

Leicester Avenue |  
Rochford | SS4 1JL  
Price Guide £325,000

\* Guide Price £325,000 - £350,000 \* No Onward Chain \* This well-presented semi-detached bungalow offers spacious living space, including an open kitchen/family room and a generous South-facing rear garden. Situated on Leicester Avenue in Rochford, the home is perfectly placed for schools, transport links and excellent local amenities, making it an ideal choice for a range of buyers.

- Semi-Detached Bungalow with No Onward Chain
- Three Piece Bathroom with Additional Storage
- Two Bedrooms to the Front
- Side Access to the Garden
- Double Glazing Throughout
- Kitchen/Family Room with a Breakfast Bar
- Bright Garden Room to the Rear
- Large South Facing Rear Garden
- Off-Street Parking for Two Vehicles
- Gas Central Heating





The property begins with a welcoming entrance hall that leads into a spacious kitchen/family room, complete with a breakfast bar—an ideal setting for everyday living and entertaining. An opening from this room leads into an inner hallway, which provides useful storage and access to a three-piece bathroom with additional built-in storage. The rear of the property features a bright garden room, offering direct views and access to the substantial South-facing garden. Two bedrooms are also positioned off the entrance hall. Externally, the home enjoys a large rear garden with side access, along with off-street parking for two vehicles. Further benefits include double glazing and gas central heating.

Positioned on Leicester Avenue in the popular area of Rochford, the bungalow sits within catchment of Stambridge Primary Academy and Waterman Primary Academy, making it ideal for families. The location also offers excellent convenience with nearby bus links, London Southend Airport for flights and rail connections into London, plus a well-frequented retail park close by. It is a superb setting for those seeking both lifestyle and accessibility.

## **Two Bedroom Semi-Detached Bungalow**

### **Entrance Hall**

### **Kitchen/Living Room**

19'0 x 18'1 (5.79m x 5.51m)

### **Garden Room**

11'2 x 6'5 (3.40m x 1.96m)

### **Bedroom One**

12'0 x 11'7 (3.66m x 3.53m)



**Bedroom Two**

8'3 x 6'8 (2.51m x 2.03m)

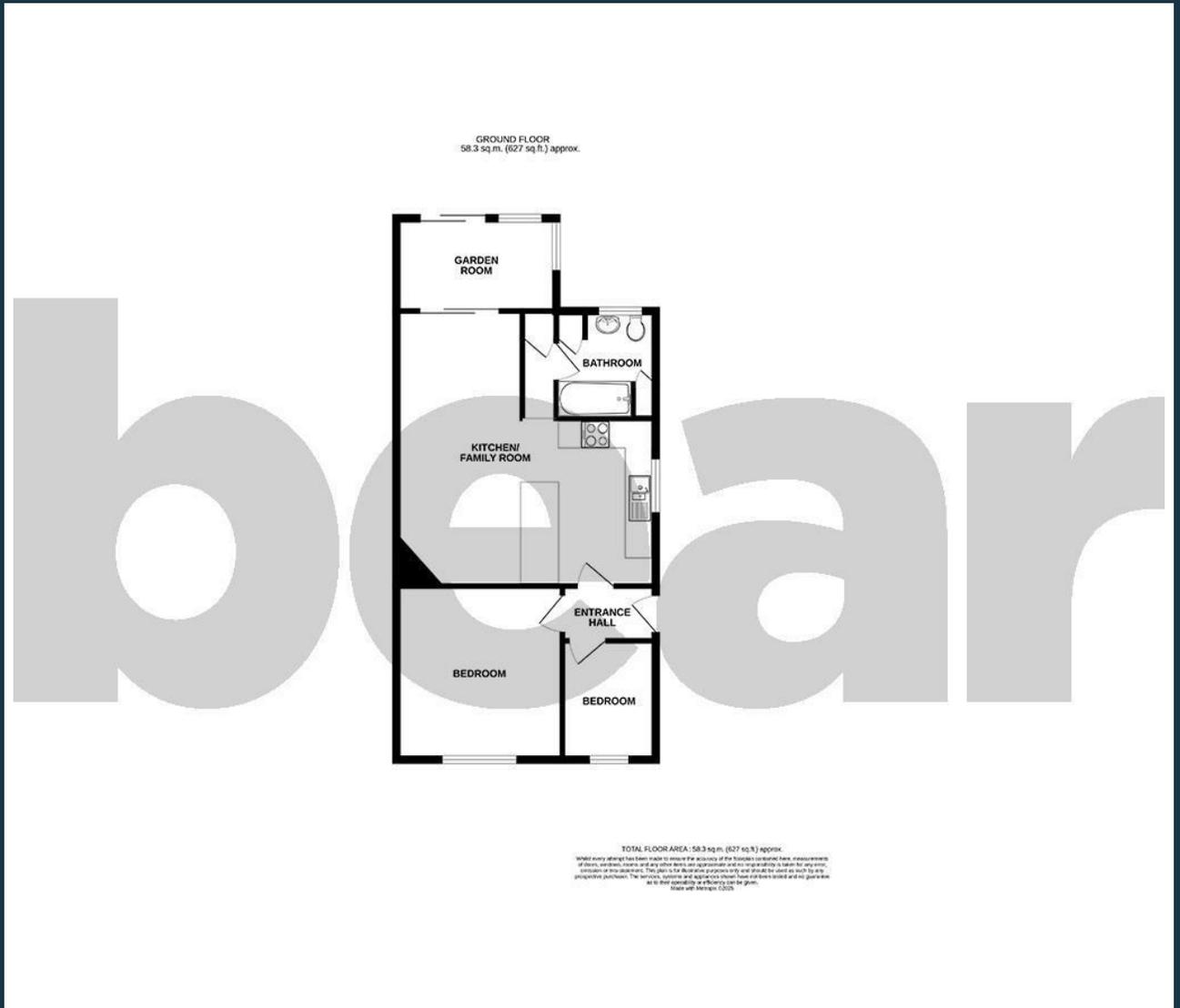
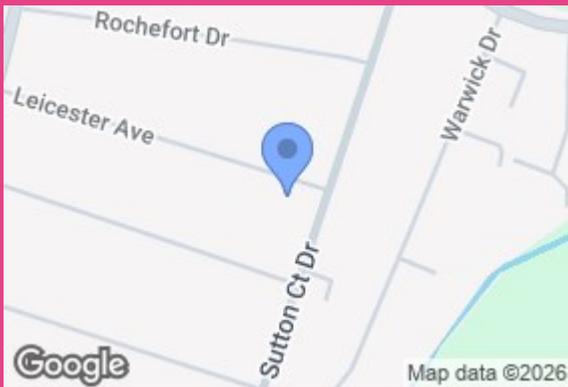
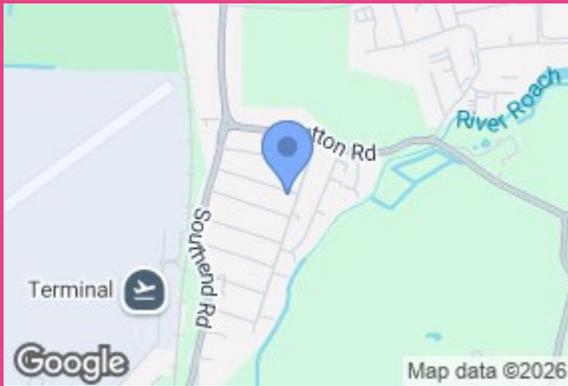
**Bathroom**

**Storage**

**South Facing Garden**

**Off-Street Parking**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	

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