



Alexandra Road | | Rochford | SS4 3HD

Guide Price £425,000

**bear**  
*Estate Agents*

\* Guide Price £425,000 to £450,000 \*

This detached house presents an excellent opportunity for families and individuals alike. Boasting three generously sized bedrooms, this home offers ample space for relaxation and storage, ensuring comfort for all residents.

Upon entering, you are welcomed into a spacious lounge that provides a perfect setting for both entertaining guests and enjoying quiet evenings at home. The property also features a convenient downstairs WC, adding to the practicality of the layout.

One of the standout features of this home is the large rear garden, which is a true haven of greenery, adorned with vibrant shrubs and flowers. This outdoor space is ideal for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature. Additionally, the side access enhances the functionality of the garden, making it easy to maintain and enjoy.

For those with vehicles, the property offers off-street parking and a garage, ensuring that parking is never a concern.

This house is not just a home; it is a canvas awaiting your personal touch. With the potential to make it your own, you can easily add your unique style and preferences to create the perfect living space.

- Detached House
- Large Garden
- Off Street Parking
- Garage
- Side Access
- Spacious Lounge
- Downstairs WC
- Close To Local Amenities

### Hallway

14'06 x 9'01 (4.42m x 2.77m)

Carpet flooring throughout, stairs to first floor accommodation, wall mounted radiator, under stairs storage cupboard access into kitchen WC and lounge.





### **Kitchen**

12'2 x 16'03 (3.71m x 4.95m)

Double glazed windows to the front aspect, integrated fridge and freezer, washing machine, radiator, electric four ring hob with extractor above.

### **WC**

4'09 x 3'02 (1.45m x 0.97m)

Carpet throughout, WC, wash handbasin, obscure double glazed window to the side aspect, pendant ceiling light.

### **Lounge**

15'07 x 11'09 (4.75m x 3.58m)

Carpeted throughout, double glazed windows to the front aspect, feature fireplace, wall mounted lights and pendant ceiling light.

### **Upstairs Landing**

Carpeted throughout, pending in light, access into all rooms, storage cupboard, loft access.

### **Bedroom One**

16'04 x 8'09 (4.98m x 2.67m)

Carpeted throughout, double glaze window to the rear aspect, mounted radiator, pendant lights.

### **Bedroom Two**

11'11 x 8'04 (3.63m x 2.54m)

Carpeted throughout, double glazed window to the front and side aspect, wall mounted radiator, pendant ceiling lights.

### **Bedroom Three**

12'01 x 7'08 (3.68m x 2.34m)

Carpeted throughout, double glaze window to the front aspect, and the ceiling light, wall mounted radiator.

### **Bathroom**

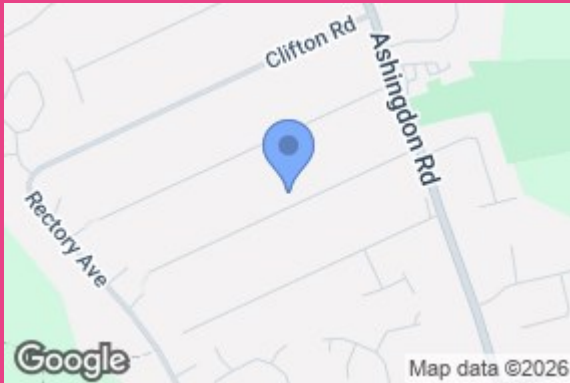
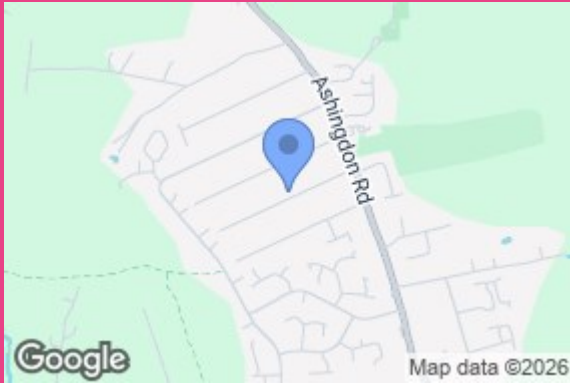
Tile floors, tiles, vanity sink unit with mixer tap, smooth ceilings with inset spotlights, bath with both hot and cold taps, WC, and a shower with rainfall showerhead.

### **Agents Notes**

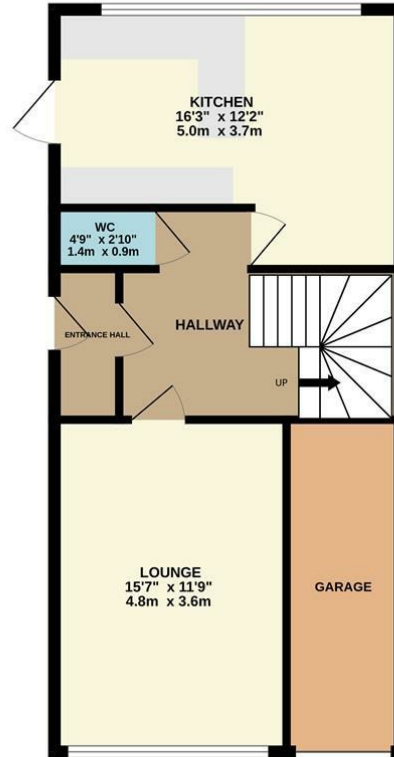
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold  
Council Tax Band - D





GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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