



Brown & Brand



Oxford Road
Rochford, SS4 1TF

- Extended Two-Bedroom Semi Detached Bungalow
- No Onward Chain
- Situated On A Popular Cul De Sac
- Detached Garage

Guide Price £325,000 - £350,000





Property Description

GUIDE PRICE £325,000 - £350,000

Brown & Brand are delighted to bring to the market, with No Onward Chain, this spacious two-bedroom semi-detached bungalow, offering excellent potential and generous accommodation in a highly sought-after location.

Extended to the rear, this home is ideally situated close to local shops, schools and excellent transport links, making it an ideal purchase for first-time buyers, young families or those looking to downsize without compromising on space.

The accommodation comprises two well-proportioned bedrooms, a bright and spacious front lounge, an additional reception room providing flexible living space, a good-sized fitted kitchen, separate utility room, wet room, and a conservatory overlooking the private rear garden. Further benefits include a detached garage, an unoverlooked rear garden, gas central heating, and fresh decoration throughout, allowing buyers to move straight in while still offering scope to personalise if desired.

Conveniently located within easy reach of local amenities and bus routes, Southend City Centre, Southend Airport, nearby parks and nature reserves, this excellent bungalow convenience and future potential.

Early viewing is highly recommended.



ACCOMMODATION

Approached via double glazed entrance door with opaque double glazed side panel giving access through to.

ENTRANCE HALLWAY

The entrance hallway features a radiator, a textured ceiling with pendant lighting, loft access, and a built-in cupboard housing the utility meters. Doors giving access through to.

LOUNGE

26' 6" x 11' (8.08m x 3.35m) A spacious and versatile lounge offering the potential to create a third bedroom at the front while still retaining a comfortable living area. The room features a double-glazed window to the front and double-glazed sliding patio doors opening into the dining/family room, allowing for an open and flexible layout. Further benefits include a radiator, a textured ceiling with coving, and pendant lighting.

DINING/FAMILY ROOM

19' 3" x 10' 12" (5.87m x 3.35m) The dining/family room enjoys a double-glazed window to the rear and a double-glazed door providing access to the conservatory, together with a further double-glazed door to the side giving access to the side of the property and rear garden. Two large roof lanterns flood the room with natural light, creating a bright and welcoming space. Additional features include a radiator, power points, and tiled flooring. To one side of the room is a partitioned utility area fitted with storage cupboards, plumbing for a washing machine, and a cupboard housing the boiler, providing practical storage and laundry facilities.

CONSERVATORY

15' 3" x 9' 7" (4.65m x 2.92m) The conservatory features double-glazed windows to the rear and one side, along with an opaque double-glazed window providing additional privacy. Inset double-glazed French doors offer direct access to the rear garden. The room is finished with tiled flooring and benefits from a radiator and multiple power points.

KITCHEN

11' 5" x 9' 9" (3.48m x 2.97m) The kitchen is fitted with a comprehensive range of cupboards and drawers at both base and eye level, complemented by contrasting rolled-edge work surfaces. It incorporates an inset stainless steel sink unit with a mixer tap, tiled splashbacks, a four-ring gas hob with an extractor hood above, and an integrated eye-level double electric oven. There is also space for a fridge/freezer. The room is finished with tiled flooring, a textured ceiling with inset spotlights, and a double-glazed window to the side, providing natural light.

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m) The room features a double-glazed window to the front. Fitted wardrobes extend along two walls, providing ample storage, with additional overhead cupboards. Further benefits include a radiator, a textured ceiling with coving, and pendant lighting.

BEDROOM TWO

10' 9" x 7' 8" (3.28m x 2.34m) The room features a double-glazed window to the side, allowing for natural light, along with a textured ceiling with coving and pendant lighting. Additional benefits include a radiator, a built-in cupboard housing the hot water tank, and a separate storage cupboard.





SHOWER ROOM/WET ROOM

The shower room is fitted with a three-piece suite comprising a shower with a plumbed-in electric shower and handheld attachment, a wash hand basin with mixer tap, and a low-level W/C. The room features fully tiled walls, a radiator, an extractor fan, a smooth plastered ceiling with inset spotlights, and an obscure double-glazed window to the side, providing natural light and privacy.

REAR GARDEN

The unoverlooked rear garden features a paved area directly accessible from the conservatory, with raised flower beds containing mature shrubs. A pathway leads to the bottom of the garden, providing an additional paved seating area. The garden is enclosed by privacy fencing and benefits from a garden shed, offering useful storage along with a greenhouse. Further benefits include access to a detached garage and double wrought iron gates

DETACHED GARAGE

Detached garage up-and-over door to the front, and side access door.

FRONT GARDEN

Parking is provided to the rear of the property via a shared driveway, leading to off-street parking and a detached garage. To the front, the property benefits from a well-established garden with mature shrubs and planted borders, complemented by a central pathway leading to the entrance door and a retaining wall to the front.

DISCLAIMER

Please note that the seller has never occupied the property and, as such, has only limited knowledge about the property.



GROUND FLOOR



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 quality or efficiency can be given.
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

88 Oxford Road ROCHEFORD S26 1TF	Energy rating D	Valid until: 22 July 2035 Certificate number: 7836-2723-1600-0457-4226
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Property type: Semi-detached bungalow
Total floor area: 67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificates/7836-2723-1600-0457-4226/print-out>

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