

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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Braxted Close, Rochford, SS4 1UN
£400,000

Horizon Estate Agents are delighted to offer to market this spacious and well maintained, three bedroom semi-detached bungalow, situated in a Cul-De-Sac location, on the sought after Holt Farm Estate. The property comprises of three good-sized bedrooms, a 14'8 x 11'4 lounge/diner, recently fitted shower room and a fitted kitchen. Further benefits include a rear garden, a summer house providing an ideal opportunity for an office or gym, detached garage, a car port and a paved driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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Porch

Obscured double glazed composite entry door, obscured UPVC double glazed window to side aspect, wood effect flooring, smooth plastered ceiling, further door to:

Hallway

Visonic alarm system, loft hatch, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom One

13'1 x 10'3 (3.99m x 3.12m)

UPVC double glazed window to front aspect, fitted wardrobes, storage cupboard, radiator, power points, carpeted, coved textured ceiling.

Bedroom Two

10'9 x 9'9 (3.28m x 2.97m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, tiled flooring, coved textured ceiling.

Bedroom Three

9'9 x 6'6 (2.97m x 1.98m)

UPVC double glazed window to side aspect, radiator, power points, carpeted, coved textured ceiling.

Lounge/Diner

14'8 x 11'4 (4.47m x 3.45m)

UPVC double glazed French Doors to rear garden, a brand new feature electric fireplace, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Kitchen

12'5 x 9'7 (3.78m x 2.92m)

Range of eye and base level units with work surfaces over, ceramic sink drainer unit, integrated four ring electric hob with extractor good over, integrated oven, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to rear garden, power points, tiled flooring, coved smooth plastered ceiling.

Shower Room

Three piece suite comprising of a corner shower unit, close coupled W.C, vanity wash hand basin, heated towel rail, obscured UPVC double glazed windows to side aspect, tiled walls, tiled flooring, smooth plastered ceiling.

Rear Garden

Decked seating area, laid to lawn, access to garage and summer house, side access to the front of the property.

Summer House

Power points, ideal for office or gym use.

Detached Garage

Power points, up and over door, window to side aspect.

Front of Property

Paved driveway providing ample off-street parking, car port, side access to the rear.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agents Note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



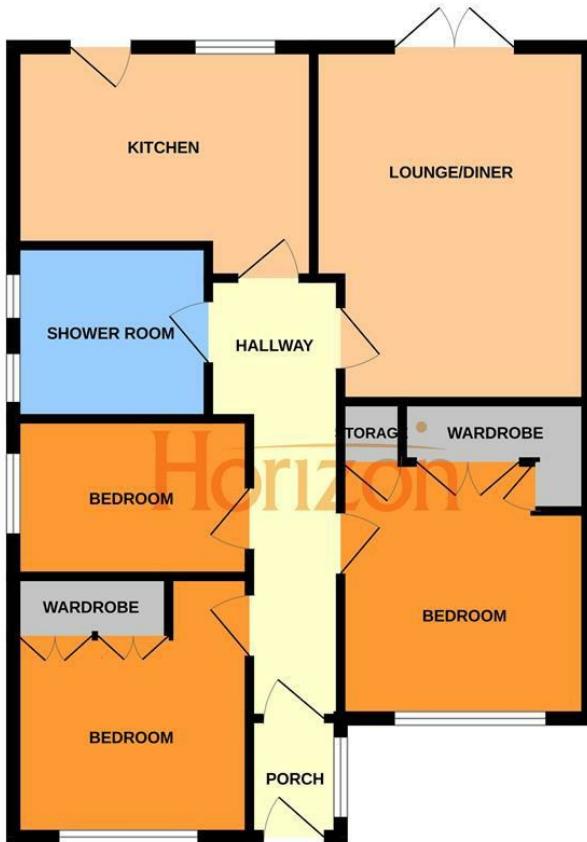
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GROUND FLOOR



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 not 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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
Very environmentally friendly - lower CO ₂ emissions		Current	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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