

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashington Road, Rochford, SS4 1TQ £340,000

Horizon Estate Agents are delighted to offer to market this spacious, well maintained two bedroom semi-detached bungalow, with potential to extend STPP. The property comprises of two good-sized bedrooms, a 15'10 x 11'0 Lounge/Diner, a modern shower room, fitted kitchen and a conservatory. Further benefits include a garage, a well maintained rear garden and a paved driveway providing off-street parking for 4-5 cars. Offered with NO ONWARD CHAIN. Located within walking distance to local transport links, schools and shops. Internal viewing is essential.

sales@horizonestates.co.uk
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rightmove

onTheMarket.com

Porch

UPVC double glazed sliding entry door, tiled flooring, further UPVC double glazed door leading to:

Hallway

Loft hatch, radiator, carpeted, coved textured ceiling.

Bedroom One

13'5 (into bay) x 10'10 (4.09m (into bay) x 3.30m)

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

Bedroom Two

8'9 x 8'5 (2.67m x 2.57m)

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

Shower Room

Three piece suite comprising of a walk-in wet room style shower unit with rainfall shower over, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, radiator, tiled walls and flooring, smooth plastered ceiling.

Lounge

15'10 x 11'0 (4.83m x 3.35m)

UPVC double glazed sliding door leading to conservatory, cast iron feature fireplace, radiator, power points, carpeted, coved textured ceiling.

Kitchen

10'9 x 10'3 (3.28m x 3.12m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dish washer, UPVC double glazed windows to side and rear aspects, UPVC double glazed door to conservatory, radiator, power points, wood effect flooring, coved textured ceiling.

Conservatory

20'7 x 7'5 (6.27m x 2.26m)

UPVC double glazed windows to side and rear aspects, UPVC double glazed sliding door to side, radiator, power points, tiled flooring.

Rear Garden

Paved patio seating area, laid to lawn with flower bed borders, shed, greenhouse, access to the garage.

Garage

Up and over door, power points.

Front of the Property

Paved driveway providing off-street parking for 4-5 cars.

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.

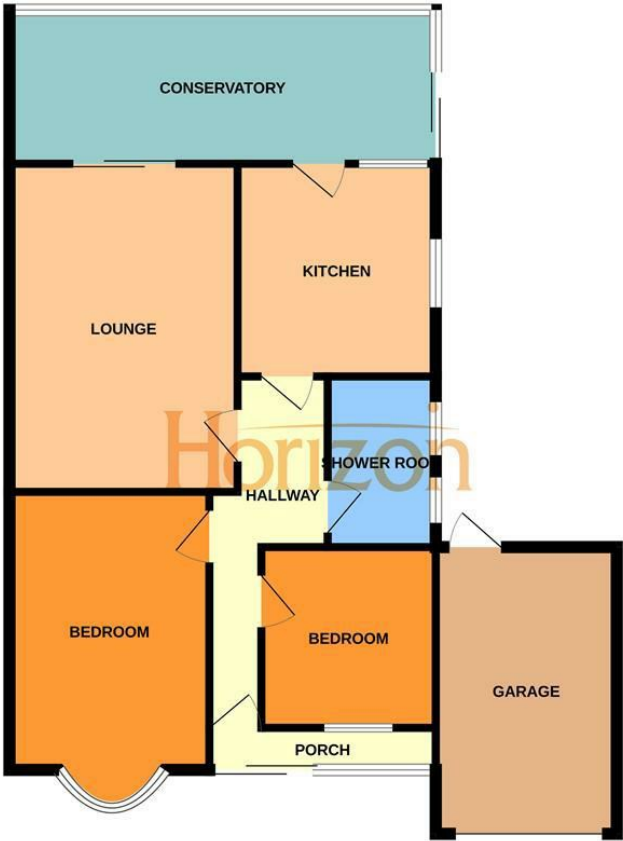
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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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 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		79
	60	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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.