

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

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Marshalls, Rochford, SS4 1SP Offers In Excess Of £380,000

Horizon Estate Agents are pleased to offer for sale this immaculately presented three bedroom semi detached chalet. Situated in a cul-de-sac on the popular Holt Farm Estate being within walking distance of local shops, bus route, Rochford train station and schools. The property has a good sized lounge and a kitchen/dining/breakfast room 15'9 x 13'7 which leads to a conservatory with internal access to the garage. Ground floor WC and first floor shower room. To the front of the property is a garden with a driveway which currently offers parking for 2-3 cars leading to garage. There is the potential to create an additional parking space. This property has the additional benefits of fitted ceiling fans to a majority of the rooms, boiler less than three years old, boarded loft and an undercover shelter to the garage entrance. Viewing internally is recommended to appreciate this properties size and condition.

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UPVC double glazed entrance door and side windows

Entrance Hall

Smooth plastered and coved ceiling, wood effect flooring, radiator and stairs to first floor. Doors to:

Lounge

15'9 x 14'2 (4.80m x 4.32m)

UPVC double glazed bay window to front, textured and coved ceiling. Electric fire with feature surround, carpet and radiator.

Kitchen/Dining/Breakfast Room

15'9 x 13'7 (4.80m x 4.14m)

Smooth plastered ceiling, UPVC double glazed window and double doors to the conservatory. Tiled flooring and part tiled walls. There is a range of base and eye level units with work surfaces and inset sink with drainer. Space and plumbing for appliances, radiator, 2 x storage cupboards and space on work surface that can be used for a breakfast bar. Doors to:

Conservatory

14'6 x 12'11 (4.42m x 3.94m)

UPVC double glazed windows to rear and side with UPVC double glazed doors to garden. Wood effect flooring. Door to Garage.

First Floor Landing

Smooth plastered ceiling with loft access and storage cupboard. Carpet. Doors to:

Bedroom

16'11 x 12'2 (5.16m x 3.71m)

Smooth plastered ceiling, UPVC double glazed to front, carpet and radiator. Fitted bedroom furniture.

Bedroom

11'11 x 8'10 (3.63m x 2.69m)

Textured plastered ceiling, UPVC double glazed to rear, carpet and radiator.

Bedroom

11'11 x 7'1 (3.63m x 2.16m)

Textured ceiling, UPVC double glazed window to rear, Carpet and radiator.

Shower room

Textured ceiling, UPVC double glazed obscured window to side, Tiled walls and tiled floor. Double shower with sliding doors, White WC and wash hand basin. Radiator.

Rear Garden

Mainly shingle, stones and stepping stones. Small private area with artificial grass. Sitting area.

Garage

Under cover shelter to electric door, power and light.

Front Garden

Laid to lawn with flower and shrub borders and a driveway providing parking for approximately 2-3 cars leading to garage.

Additional Information

Tenure - Freehold

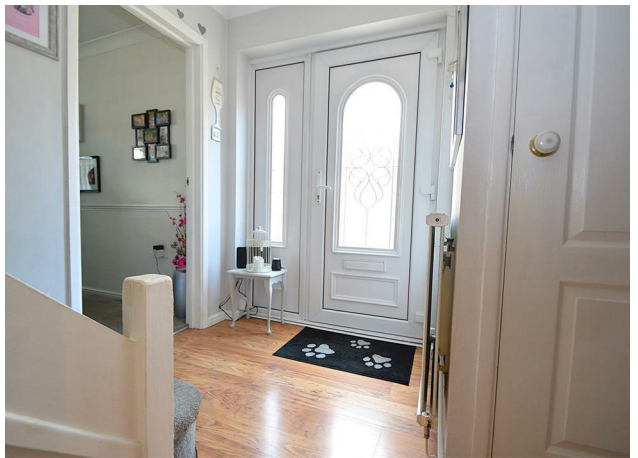
Council - Rochford District Council

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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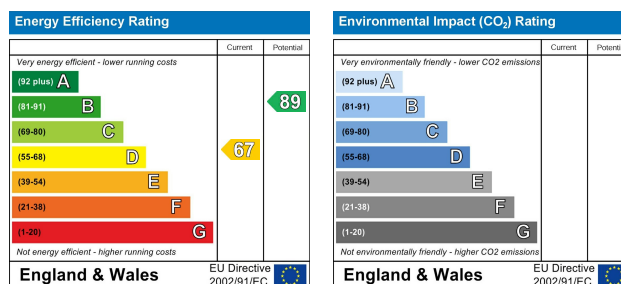
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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