

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Rochford Hall Close, Rochford, SS4 1HF Offers In Excess Of £475,000

Horizon Estate Agents are pleased to bring to the market this spacious three bedroom detached family home. Located in a quiet and sought after turning in Rochford. The property comprises of an open plan kitchen/diner, lounge, utility room, ground floor w/c, three bedrooms and a family bathroom. Further benefits are a rear garden in excess of 180', insulated log cabin, swimming pool, a driveway providing off-street parking and double gates leading through to the rear garden. Situated close to Rochford Railway Station and historic town square. Internal viewing is essential.

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Porch

Upvc double glazed windows to side aspects, upvc double glazed entrance doors, smooth plastered ceiling, tiled flooring, further entrance door to;

Hallway

Smooth plastered ceiling, stairs to first floor, under stair storage, power points, radiator, carpeted.

Lounge

17'5'(into bay) x 13'1' (5.31m'(into bay) x 3.99m')

Upvc double glazed bay window to front aspect, coving to textured ceiling, open fireplace for log burner, radiator, power points, carpeted.

Dining Room

12'1' x 11'6' (3.68m' x 3.51m')

Upvc obscured double glazed window to side aspect, textured ceiling, radiator, power points, carpeted. opening to;

Kitchen

14'1' x 11'9 (4.29m' x 3.58m)

A range of eye and base level units with working surfaces over, integrated oven, integrated fridge, inset sink with drainer unit, four ring induction hob with extractor hood over, upvc double glazed patio doors to rear aspect, upvc double glazed window to side aspect, radiator, power points, plastered ceiling, vinyl flooring.

Utility Room

10'5 x 9'10' (3.18m x 3.00m')

Upvc double glazed window to rear aspect, upvc double glazed French door to side aspect, Belfast sink, base level units with working surfaces over, space for appliances, power points, wood flooring.

W/C

Upvc obscured double glazed window to side aspect, close coupled w/c, wood flooring.

Landing

Stained glass window to side aspect, smooth plastered ceiling with loft access, carpeted.

Bedroom One

17'5'(into bay) x 13'1 (5.31m'(into bay) x 3.99m)

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

Bedroom Two

13'1' x 9'5 (3.99m' x 2.87m)

Upvc double glazed window to rear aspect, textured ceiling, power points, radiator, wood flooring.

Bedroom Three

9'4' x 7'10 (2.84m' x 2.39m)

Upvc double glazed window to rear, upvc double glazed French door to balcony viewing front aspect, smooth plastered ceiling, radiator, power points, carpeted.

Bathroom

Four piece suite comprising pedestal wash hand basin, close coupled w/c, tiled bath, walk in shower cubicle, upvc obscured double glazed window to side aspect, upvc obscured double glazed window to rear aspect, fully tiled walls, heated towel rail, smooth plastered ceiling with spotlights, vinyl flooring.

Rear of Property

In excess of 180 foot long. Commencing paved patio area, remainder laid to lawn with multiple seating areas, trees and plants. raised 15 foot swimming pool, 18'x12' insulated log cabin with power, light and internet.

Front of Property

Driveway proving off-street parking for three vehicles, double gates proving access to the rear of the property.

Additional Information

Tenure - Freehold

Council - Rochford District Council

Tax band - D

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
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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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