01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Henry Crescent, Rochford, SS4 1GU
£550,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, four bedroom detached family home. The property comprises of four good sized bedrooms, an en-suite to bedroom one, a family bathroom, ground floor W.C, spacious lounge, office/snug and a modern 19'7 x 14'7 kitchen/diner with integrated appliances. Further benefits include a well presented rear garden, garage and a driveway providing ample off-street parking. Situated in a sought after location, on a corner plot, within close proximity to Rochford Railway Station, local shops and amenities. Internal viewing is essential.

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Hallway
UPVC obscured double glazed entry door, UPVC double glazed window to side aspect, stairs to first floor, under stairs storage cupboard, radiator, power points, wood effect flooring, smooth plastered ceiling.

W.C.
Two piece suite comprising of a low level W.C, wash hand basin, obscured UPVC double glazed window to front aspect, radiator, vinyl flooring, smooth plastered ceiling.

Lounge
17'0 x 10'8 (5.18m x 3.25m)
UPVC double glazed window to front aspect, UPVC double glazed French doors to rear garden, radiator, power points, storage cupboard, carpeted, smooth plastered ceiling.

Office
9'4 x 7'9 (2.84m x 2.36m)
UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Kitchen/Diner
19'7 x 14'7 max (5.97m x 4.45m max)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with hose mixer tap, 5 ring gas hob with extractor hood over, integrated double oven, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, UPVC double glazed windows to side and rear aspect, UPVC double glazed French doors to rear garden, radiator, power points, wood effect flooring, smooth plastered ceiling.

Landing
Loft hatch, UPVC double glazed window to rear aspect, airing cupboard, radiator, carpeted, smooth plastered ceiling.

Bedroom
11'8 x 10'9 (3.56m x 3.28m)
UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

En-Suite
Three piece suite comprising of a shower unit, wash hand basin, low level W.C, obscured UPVC double glazed window to front aspect, heated towel rail, tiled walls, vinyl flooring, smooth plastered ceiling.

Bedroom
10'8 x 10'3 (3.25m x 3.12m)
UPVC double glazed windows to rear and side aspects, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom
Three piece suite comprising of a panelled bath with shower over, wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, heated towel rail, partly tiled walls, vinyl flooring, smooth plastered ceiling.

Bedroom
10'4 x 7'3 (3.15m x 2.21m)
UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom
11'4 x 9'6 (3.45m x 2.90m)
UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Rear Garden
Paved patio seating area, mainly laid to artificial lawn, summer house with power, decked seating area, flower bed borders, side access to the front of the property, access to the garage.

Garage
Up and over door, power points, UPVC double glazed door to rear garden.

Front of the Property
Driveway providing ample off-street parking. Electric car charging point. Front garden.

Additional Information
Tenure: Freehold
Council: Rochford District Council
Tax Band: F
Service Charge For Development: £521.52 p/a

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

637 sq.ft. (59.1 sq.m.) approx.

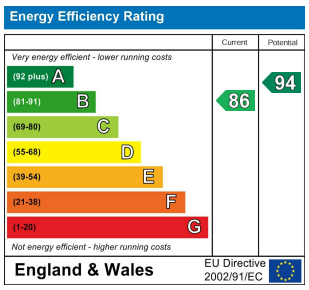
FIRST FLOOR

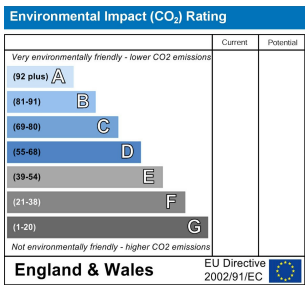
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.1 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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