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

Horizon
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Ashingdon Road, Rochford, SS4 1TA
Offers In Excess Of £365,000

Horizon Estate Agents are delighted to bring to market this spacious and well presented three bedroom semi-detached family home. The property comprises of three good-sized bedrooms, a through lounge/diner, modern fitted high gloss white kitchen with integrated appliances, downstairs cloakroom and a modern family bathroom. Further benefits include a driveway providing off-street parking for 3 vehicles and a well maintained rear garden. Located within walking distance of local schools, shops, amenities, Rochford Train Station and bus routes. Internal viewing is essential.

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Entrance Hall
Frosted double glazed composite entry door, stairs to first floor with under stairs cupboard, radiator, wood flooring, smooth plastered ceiling.

Lounge/Diner
25'5' x 13'2 (7.75m' x 4.01m)
Double glazed bay window to front aspect, double glazed French doors to rear aspect leading to rear garden, radiator, power points, wood flooring, smooth plastered ceiling.

Kitchen
18'2 x 7'0 (5.54m x 2.13m)
Range of eye and base level high gloss white units with work surfaces over, inset stainless steel sink and drainer unit, integrated Neff oven, inset Neff induction hob with extractor fan over, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, radiator, power points, wood flooring, smooth plastered ceiling with spotlights, upvc double glazed door to rear garden.

Cloakroom
Two piece suite comprising W.C and wash hand basin, wood flooring, smooth plastered ceiling.

Landing
Loft access, airing cupboard, smooth plastered ceiling, power points, carpeted.

Bathroom
Three piece suite comprising of a panelled bath, vanity unit wash hand basin, W.C, heated towel rail, two obscured double glazed windows to rear aspect, wood flooring, partly tiled walls, smooth plastered ceiling with spotlights.

Bedroom
11'5' x 11'1 (3.48m' x 3.38m)
Double glazed window to rear aspect, radiator, power points, smooth plastered ceiling, carpeted.

Bedroom
12'3' x 11'1 (3.73m' x 3.38m)
Double glazed window to front aspect, stained glass window to side aspect, radiator, power points, smooth plastered ceiling, carpeted.

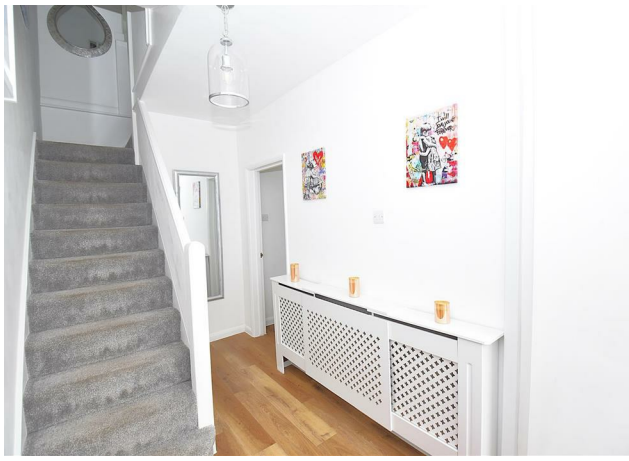
Bedroom
8'10' x 8'3 (2.69m' x 2.51m)
Double glazed window to front aspect, built-in storage cupboard, radiator, power points, smooth plastered ceiling, carpeted.

Rear Garden
Patio seating area leading to a lawn, shed, side access to the front of the property.

Front of Property
Driveway providing off-street parking for 3 vehicle, shrub and flower border.

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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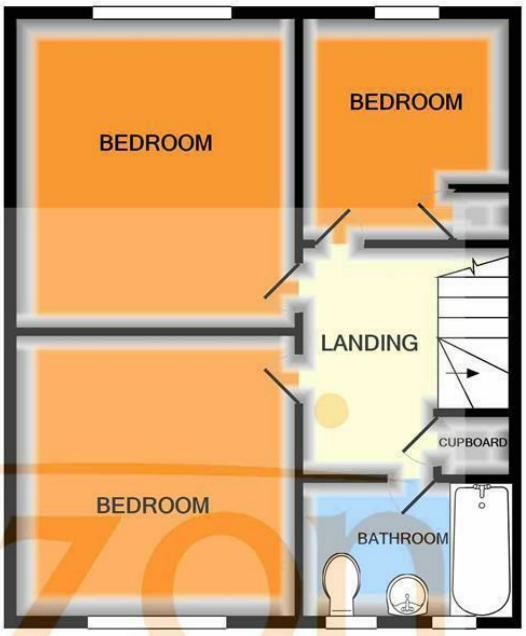
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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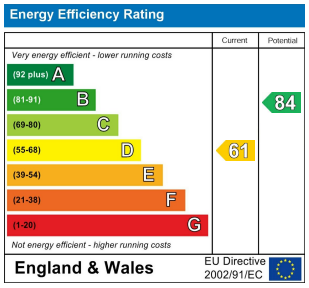

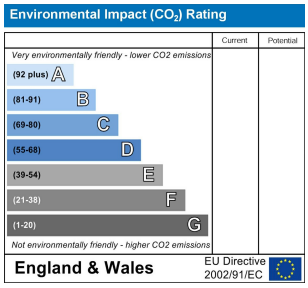

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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