

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



Canewdon Road, Rochford, SS4 3JJ
Guide Price £525,000

GUIDE PRICE £525,000-£550,000

Horizon Estate Agents are pleased to bring to the market this well maintained four bedroom semi-detached family home. The property comprises of four good-sized bedrooms, with an en-suite to bedroom one, a family bathroom, a modern kitchen/diner with integrated appliances, a lounge and a further sitting room. Further benefits include an 18'4 x 17'2 garage, a paved driveway providing off-street parking for approximately five cars and a good-sized rear garden. Located within close proximity of local schools and bus links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Hallway

Frosted double glazed composite entry door, radiator, power points, under stairs storage cupboard, wood effect flooring, smooth plastered ceiling.

Lounge

13'0 x 12'0 (3.96m x 3.66m)

UPVC double glazed window to front aspect, log burner, radiator, power points, carpet, coved smooth plastered ceiling, opening to:

Sitting Room

13'0 x 12'3 (3.96m x 3.73m)

Radiator, power points, carpet, coved smooth plastered ceiling, French doors to:

Kitchen/Diner

22'5 x 18'5 max (6.83m x 5.61m max)

UPVC double glazed sliding doors to rear garden, UPVC double glazed window to rear aspect. Range of eye and base level units with work surfaces over, composite sink and drainer unit, integrated fridge, integrated freezer, x2 integrated ovens, integrated microwave, 5 ring electric hob with extractor hood over, integrated dishwasher, integrated washing machine, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Landing

Loft hatch, carpet, coved smooth plastered ceiling.

Bedroom One

13'0 x 12'3 (3.96m x 3.73m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, carpet, coved smooth plastered ceiling.

En-Suite

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

Bedroom Two

12'3 x 9'9 (3.73m x 2.97m)

UPVC double glazed window to rear aspect, radiator, power points, carpet, smooth plastered ceiling.

Bathroom

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W.C, airing cupboard, radiator, laminate flooring, smooth plastered ceiling.

Bedroom Three

10'7 x 8'1 (3.23m x 2.46m)

UPVC double glazed window to rear aspect, radiator, power points, carpet, smooth plastered ceiling.

Bedroom Four

10'5 x 7'9 (3.18m x 2.36m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, carpet, coved smooth plastered ceiling.

Rear Garden

Mainly laid to lawn with shrub and flower borders, patio area, shed.

Garage

18'4 x 17'2 (5.59m x 5.23m)

Electric up and over door, parking for 1-2 vehicles, power points, door to further storage area with UPVC double glazed door to rear garden.

Front of Property

Paved driveway providing off-street parking for up to 5 cars, front garden laid to lawn.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

Agents Notes

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.



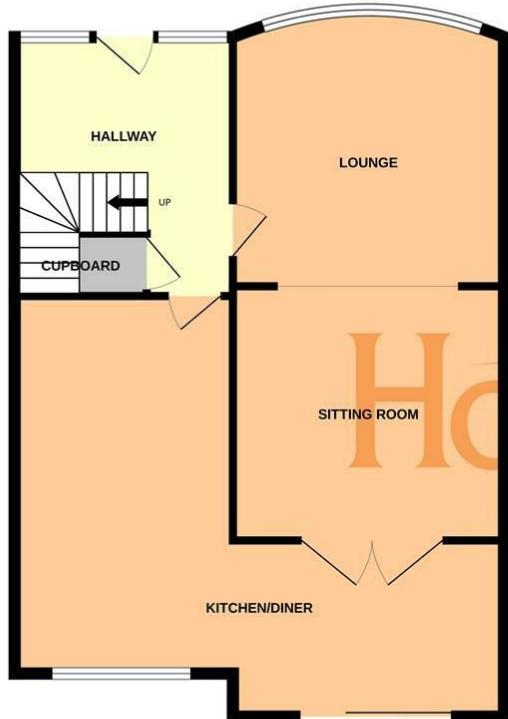
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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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		

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.

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