

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Banyard Way, Rochford, SS4 1UQ
Offers In Excess Of £440,000

Horizon Estate Agents are delighted to bring to market this spacious, versatile and extended three/four bedroom detached family home. This property has the advantage of a 22'5" x 11'2" Kitchen/Breakfast room, a 15'9" x 10'6" Lounge and a newly fitted bathroom suite. Further benefits include a good-sized rear garden with patio seating area, garage and off street parking. Located on the popular Holt Farm Estate, within easy access to local schools. This property has the potential for dual living and the potential to create more parking, there is also a loft room offering additional space. Internal viewing is essential. No Onward Chain.

sales@horizonestates.co.uk
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Entrance hall

Upvc entrance door, smooth plastered ceiling with spotlights, upvc double glazed window to rear aspect, radiator, power points, carpeted.

Lounge

15'9" x 10'6 (4.80m' x 3.20m)

Upvc double glazed window to front aspect, coving to smooth plastered ceiling with spotlights, radiator, power points, carpeted, doors to:

Dining Room/Ground Floor Bedroom

10'5" x 8'10 (3.18m' x 2.69m)

Upvc double glazed window to front and side aspect, smooth plastered ceiling with spotlights, radiator, power points, carpeted.

Kitchen/Diner

22'5" x 11'2 (6.83m' x 3.40m)

Range of eye and base level units with work surfaces over, 4 ring gas hob, integrated oven, space for appliances, upvc double glazed window to rear aspect, upvc double glazed door to side aspect, textured ceiling.

W.C

Smooth plastered ceiling with spotlights, close coupled w.c, tiled flooring.

Bathroom

Two piece suite comprising of a panelled bath with shower over, vanity unit wash hand basin, upvc obscured double glazed window to rear aspect, smooth plastered ceiling, heated towel rail, part tiled walls, tiled flooring.

Landing

Smooth plastered ceiling with spotlights, power points, stairs to loft room, carpeted.

Bedroom

15'10" x 9'9 (4.83m' x 2.97m)

Upvc double glazed window to front aspect, smooth plastered ceiling with spotlights, radiator, power points, carpeted.

Bedroom/office

8'5" x 7'2" (2.57m' x 2.18m')

Upvc double glazed window to rear aspect, smooth plastered ceiling, radiator, power points, carpeted.

Bedroom

8'5" x 8'3 (2.57m' x 2.51m)

Upvc double glazed window to rear aspect, smooth plastered ceiling, radiator, power points, carpeted.

Bathroom

Three piece suite comprising tiled bath with shower attachment over, close coupled W.C, vanity unit wash hand basin, obscured double glazed window to rear aspect, smooth plastered ceiling with spotlights, part tiled walls, heated towel rail, extractor fan, tiled flooring.

Bedroom

13'4" x 8'10 (4.06m' x 2.69m)

Upvc double glazed windows to front and side aspect, smooth plastered ceiling with spotlights, radiator, power points.

Garage

With up and over door, parking for 1 car in front.

Rear Garden

Mainly laid to lawn with patio seating areas, side access to the front of the property.

Front of Property

Dropped curb for the potential of another driveway.

Additional Information

Tenure: Freehold

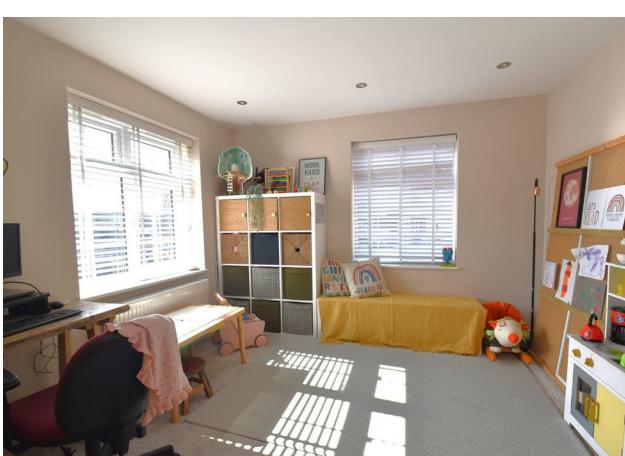
Council: Rochford District Council

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.



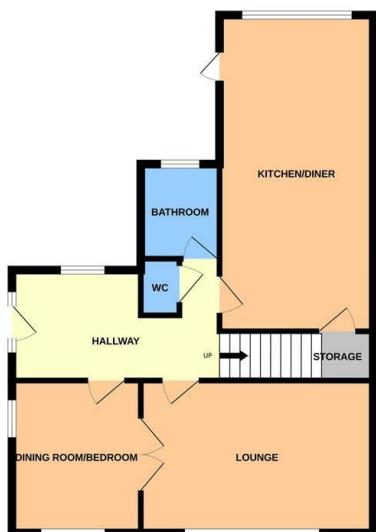
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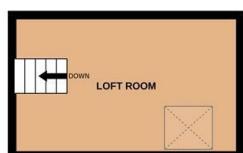
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		
(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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