

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lawn Avenue, Southend-On-Sea, SS2 4BX £400,000

Horizon Estate Agents are delighted to offer to market this spacious, well maintained three bedroom semi-detached bungalow. The property comprises of three good-sized bedrooms, a modern bathroom suite, a kitchen, separate utility room, lounge and an orangery. Further benefits include a large rear garden, a garage and a paved driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

Porch

UPVC double glazed sliding entry door, UPVC double glazed windows to front aspect, wood flooring, obscured double glazed door leading to:

Hallway

Loft hatch, storage cupboard, radiator, power points, laminate flooring, smooth plastered ceiling.

Bedroom One

14'2 into bay x 11'6 (4.32m into bay x 3.51m)

UPVC double glazed bay window to front aspect, fitted wardrobes, radiator, power points, laminate flooring, smooth plastered ceiling.

Bedroom Three

10'1 x 7'11 (3.07m x 2.41m)

UPVC double glazed window to side aspect, radiator, power points, laminate flooring, textured ceiling.

Bathroom

Four piece suite comprising of a shower unit, freestanding bath, vanity wash hand basin, close couple W.C, obscured UPVC double glazed window to side aspect, tiled walls, tiled flooring, smooth plastered ceiling.

Bedroom Two

12'0 x 10'11 (3.66m x 3.33m)

UPVC double glazed window to front aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

Lounge

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed sliding door to orangery, feature fireplace, radiator, power points, carpeted.

Kitchen

11'5 x 8'2 (3.48m x 2.49m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring gas hob with extractor hood over, laminate flooring, power points, double glazed door to orangery, double glazed door leading to:

Utility Room

7'6 x 4'2 (2.29m x 1.27m)

UPVC double glazed door to courtyard to the front, UPVC double glazed door to rear garden, space for fridge freezer, space and plumbing washing machine, space and plumbing for dishwasher, radiator, power points, laminate flooring.

Orangery

22'8 x 8'6 (6.91m x 2.59m)

UPVC double glazed French doors to rear garden, UPVC double glazed window to rear aspect, radiator, power points, laminate flooring.

Rear Garden

Paved rear garden with multiple seating areas, tree and shrub borders, shed.

Garage

15'8 x 9'2 (4.78m x 2.79m)

Electric door, power points.

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

Council: Southend-On-Sea City 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



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		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.