

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Oxford Road, Essex, SS4 1TF Offers In Excess Of £380,000

Horizon Estate Agents are pleased to bring to the property market this well maintained two bedroom semi detached chalet. The property is located within walking distance of local shops, bus routes, schools and Rochford train station. There is a spacious reception hall, lounge/diner, which overlooks the rear garden which is in excess of 80ft. Modern kitchen, modern downstairs shower room and ground floor bedroom. To the first floor is a bedroom 22'10 x 13'09 with a vast range of built in wardrobes/cupboards and an ensuite with roll-top bath. This property has been decorated with a twist of modern and period design, some walls have been part panelled and the reception hallway and first floor bedroom have a feature wall of exposed brick. There is a utility cupboard. In the rear garden are various mini fruit trees such as apple, cherry and plum. The garden is a gardeners delight and there are a number of seating areas for entertaining and enjoying the sun. To the front of the property is a spacious driveway. Viewing internally is strongly recommended to appreciate this property and the garden.

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### **Composite Entrance Door**

with UPVC obscured double glazed window to side.

### **Reception Entrance**

12'11 x 9'11 (3.94m x 3.02m)

Smooth plastered ceiling, vinyl clip flooring, part panelled walls and feature exposed brick wall. Stairs to first floor with built in storage cupboard under the stairs. There are further fitted storage cupboards. Modern full length radiator. Door to:

### **Further Hallway**

9'08 x 6'04 (2.95m x 1.93m)

Smooth plastered ceiling, part panelled walls, vinyl clip flooring and radiator. Doors to:

### **Lounge/Diner**

22'11 x 9'09 (6.99m x 2.97m)

Smooth plastered ceiling, UPVC double glazed sliding patio doors to rear. Vinyl wood effect flooring, Part panelled feature wall with space for T.V. 2x modern wall length radiators. Feature serving hatch from dining area through to kitchen with feature shelving underneath.

### **Kitchen**

11'05 x 10'08 (3.48m x 3.25m)

Smooth plastered ceiling, UPVC double glazed window to rear and double glazed window to side. Wood effect vinyl flooring. Range of base and eye level units with work surfaces and inset butler sink with drainer. Part tiled walls. Double range cooker, with splash back and extractor hood. Space for appliances. Serving hatch to dining area.

### **Utility Cupboard**

Smooth plastered ceiling, Obscured double glazed window to side, vinyl flooring, work surface and plumbing for washing machine and electric meter cupboard.

### **Bedroom**

14'02 x 11'10 (4.32m x 3.61m)

Smooth plastered ceiling, UPVC double glazed bay window to front and double glazed window to side. Carpet, electric fire, radiator and fitted wardrobes.

### **Shower room**

Smooth plastered ceiling, UPVC double glazed obscure window to side, part panelled and tiled walls, tiled floor. Modern walk in shower with sliding door and panelled wall, White wash hand basin and WC.

### **First Floor Bedroom**

22'10 x 13'09 (6.96m x 4.19m)

Smooth plastered ceiling, UPVC double glazed window to front and rear, carpet, radiators and built in wardrobes. Eave storage storage cupboards. Door to:

### **Bathroom**

12'09 x 7'05 (3.89m x 2.26m)

Smooth plastered ceiling, UPVC double glazed Velux window to front and back. Part tiled walls and vinyl flooring. Radiator. Bathroom suite comprising of a free standing rolltop bath, wash hand basin and WC.

### **Rear Garden**

Commences with patio leading to lawn with flower, trees and shrub borders. Detached brick out house with terrace area. Raised brick flower beds. Step leading to further seating area, outdoor kitchen area and vegetable plots. Detached conservatory/potting shed 11'09 x 7'07 and further shed. Gate to a further area for compost and storage. Side access to the front.

### **Front**

Drive which is paved with a small shingle area and provides off street parking for approximately 4 cars.

### **Additional Information**

Tenure - Freehold

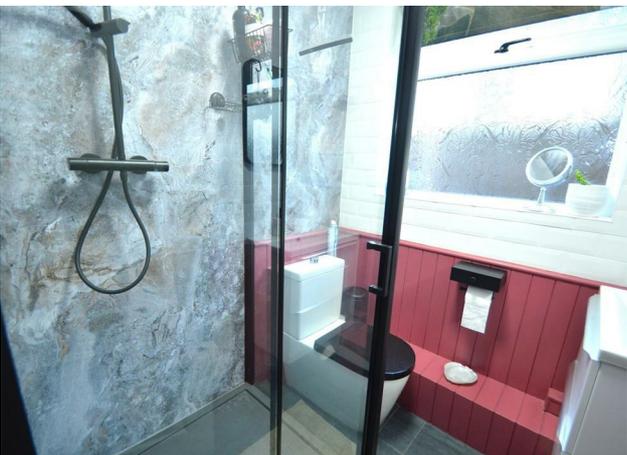
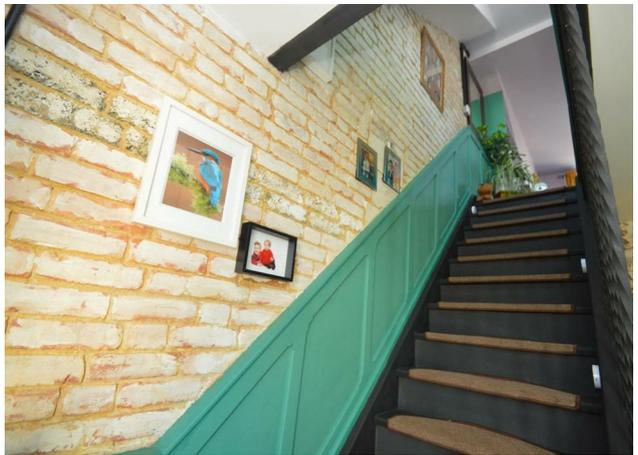
Council - Rochford District Council

Tax Band - D

### **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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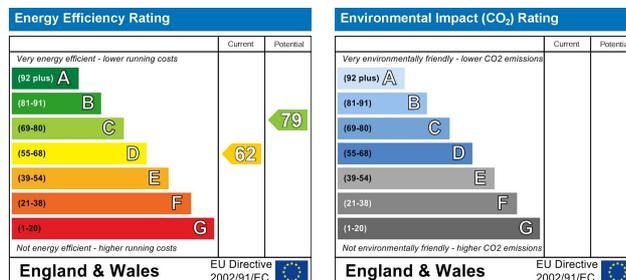
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GROUND FLOOR

1ST 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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