

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

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Ashcombe, Rochford, SS4 1SW
£350,000

Horizon Estate Agents are delighted to present this well-appointed three double bedroom semi-detached chalet, situated within the highly desirable Holt Farm Estate. The accommodation features a recently installed modern kitchen, a ground floor bathroom, a bright and generously sized lounge and a separate W.C to the first floor.

Externally, the property boasts a detached garage, a driveway providing ample off-street parking, and beautifully maintained front and rear gardens. Ideally located within close proximity to local schools, shops, and excellent transport links, this attractive home is offered to the market with no onward chain. Internal viewing is essential.

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Hallway

Obscured UPVC double glazed entry door, UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath, pedestal wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, radiator, tiled walls, tiled flooring, textured ceiling.

Lounge

13'9 x 10'6 (4.19m x 3.20m)

UPVC double glazed windows to front aspect, radiator, power points, wood effect flooring, textured ceiling

Bedroom

20'7 x 9'2 (6.27m x 2.79m)

UPVC double glazed door to rear garden, UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Kitchen

16'0 x 9'4 (4.88m x 2.84m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring induction hob with extractor hood over, integrated oven, space for fridge freezer, storage cupboard housing the combi boiler with space and plumbing for the washing machine, UPVC double glazed door to rear garden, UPVC double glazed window to rear aspect, radiator, power points, vinyl flooring, textured ceiling.

First Floor Landing

UPVC double glazed window to front aspect, storage cupboard, carpeted, textured ceiling.

Bedroom

16'5 x 11'7 (5.00m x 3.53m)

UPVC double glazed windows to rear aspect, eaves storage cupboard, radiator, power points, carpeted, textured ceiling.

Bedroom

10'9 x 8'5 (3.28m x 2.57m)

UPVC double glazed window to front aspect, fitted wardrobes, eaves storage, radiator, power points, carpeted.

W.C.

Two piece suite comprising of a low level W.C, pedestal wash hand basin, UPVC double glazed window to side aspect, radiator, tiled walls, tiled flooring, textured ceiling.

Rear Garden

Mainly laid to lawn with tree and shrub borders, paved patio seating area, side access to the front of the property, access to the garage.

Detached Garage

18'7 x 9'3 (5.66m x 2.82m)

Electric door, power points, windows to side aspect, door leading to garden.

Front of Property

Front garden laid to lawn, driveway providing ample off-street parking.

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.



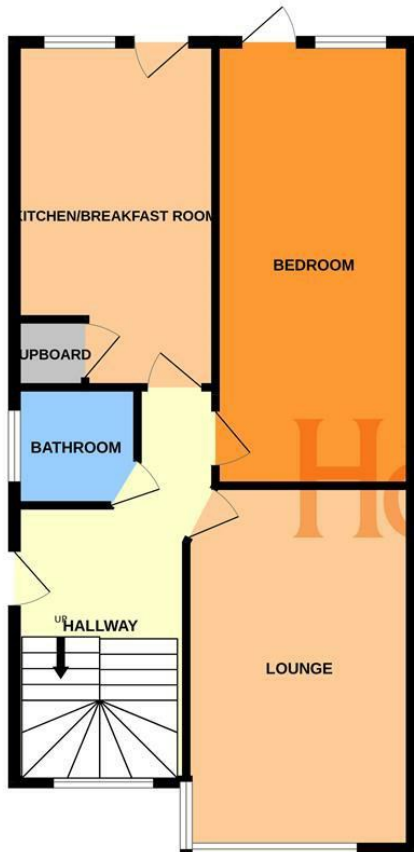
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and many 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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