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42 Hedingham Place  
Rochford, Essex, SS4 1UP

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*your local property experts*



**Cheapside West, Rayleigh, SS6 9JN**  
**Guide Price £400,000**

\*\*\*GUIDE PRICE £400,000-£425,000\*\*\*

Horizon Estate Agents are proud to present this stunning 3 bedroom semi-detached family home. Recently modernised by the current owners, a true home has been created in the highly demanding area of Rayleigh. Comprising of a spacious lounge / diner downstairs with double doors to the rear to a delightful sized upstairs and ensuite to the master bedroom, this property ticks all the boxes for your next move. Benefiting from being in the secluded location of Cheapside West, nestling beautifully in front of communally maintained greens. Internal viewing is essential!

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## **Hallway**

6'1 x 13'2 (1.85m x 4.01m )

Stunning entrance hallway with tiled floor throughout, radiator x1, powerpoints x4, smooth plastered ceiling, doors leading to

## **Kitchen**

9'5 x 8'2 (2.87m x 2.49m )

Tiled flooring leading you into a beautiful modernised kitchen, setting the tone for the rest of the house to follow. Benefitting from base and eye level cream cabinets, light beige wood effect rolled top worksurfaces and splash back, black sink drainer placed perfectly below the double glazed window to front aspect, integrated Zanussi oven with 4 ring gas hob and extractor fan above, powerpoints x8, smooth plastered ceiling.

## **Lounge / Diner**

15'9 x 15'3 (4.80m x 4.65m )

Gorgeous oak hardwood floor flowing perfectly with the fen shui of the property and drawing you into the lounge/diner area. With 2 double glazed windows either side of the French double doors to the garden creates a stunning symmetrical view to walk into. The feature wall to the left of the lounge offers simple but effect carpentry skills with dado rail giving the living room that something different. Benefitting from x2 radiators, plenty of powerpoints, TV and aerial points, smooth plastered ceiling and storage cupboard.

## **Downstairs W/C**

5'7 x 4'5 (1.70m x 1.35m )

Tiled floor, close coupled W/C, wall mounted sink, x1 radiator, part tiled walls, smooth plastered ceiling.

## **Landing**

9'4 x 7 (2.84m x 2.13m )

Oak hardwood floor flowing up the stairs and into each of the first floor rooms, radiator x1, powerpoints, air conditioning unit, access to loft, doors leading to

## **Bedroom One**

12'3 x 11'3 (3.73m x 3.43m )

Oak hardwood floor, radiator x1, powerpoints, TV point, built in cupboard with clothes rack, double glazed window to front aspect, smooth plastered ceiling, door off to

## **Ensuite**

Dark brown wood effect vinyl flooring, wall mounted sink, close coupled W/C, stainless steel wall mounted walk in shower, extractor fan, obscured double glazed window to front aspect, smooth plastered ceiling.

## **Bedroom Two**

10 x 9'8 (3.05m x 2.95m )

Oak hardwood flooring, x1 radiator, powerpoints, double glazed window to rear aspect, smooth plastered ceiling

## **Bedroom Three**

9'9 x 5'8 (2.97m x 1.73m )

Oak hardwood flooring, x1 radiator, powerpoints, double glazed window to rear aspect, smooth plastered ceiling

## **Bathroom**

6'9 x 5'5 (2.06m x 1.65m )

Dark brown wood effect vinyl, x1 radiator, wall mounted sink, close coupled W/C, white panelled bath with stainless steel taps, extractor fan, part tiled walls, smooth plastered ceiling.

## **Front of Property**

Shared drive entrance leading into cul-de-sac with side parking under car port for 2 cars.

## **Rear Garden**

Patio area with canopy area for seating, artificial grass laid to patio and decking to rear, sheds to side.

## **Additional Notes**

Tenure: Freehold

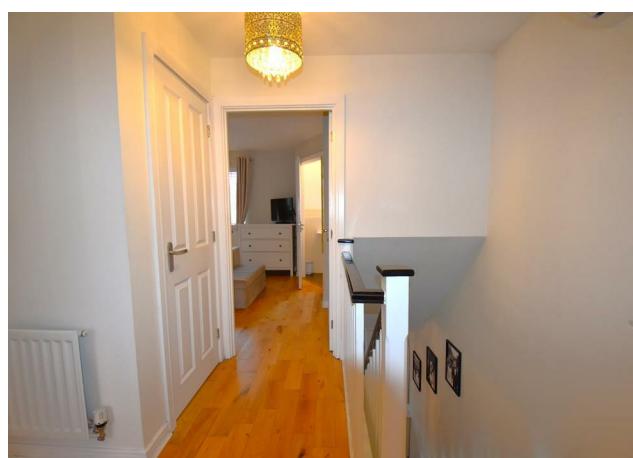
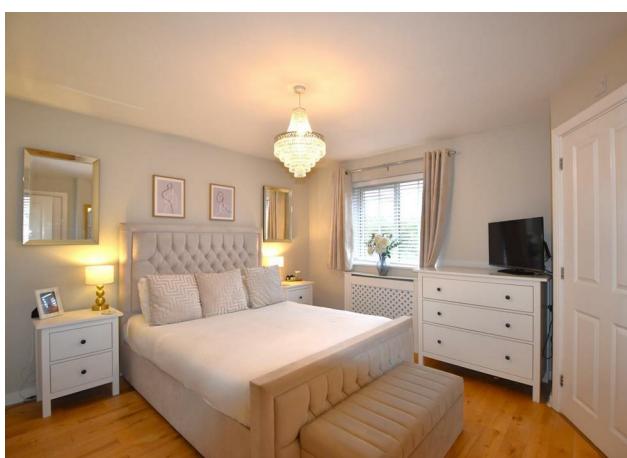
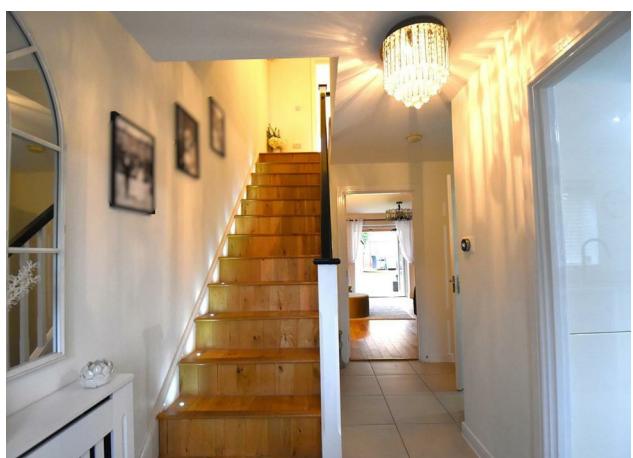
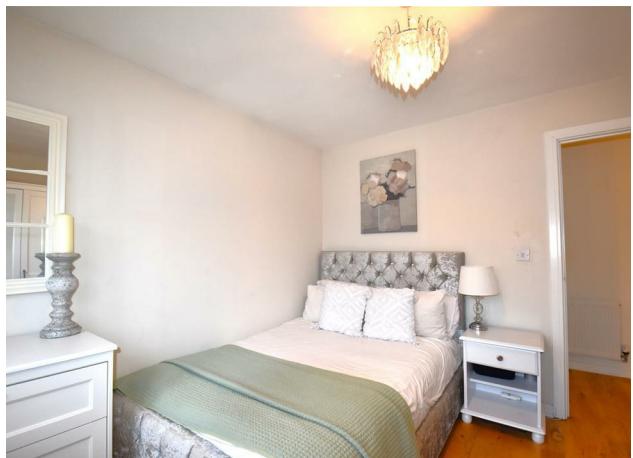
Council: Rochford District Council

Tax Band: D

## **Agent 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.

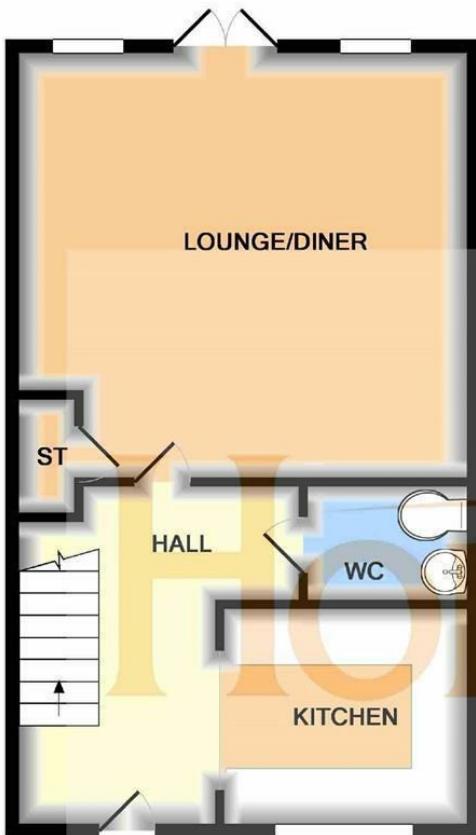


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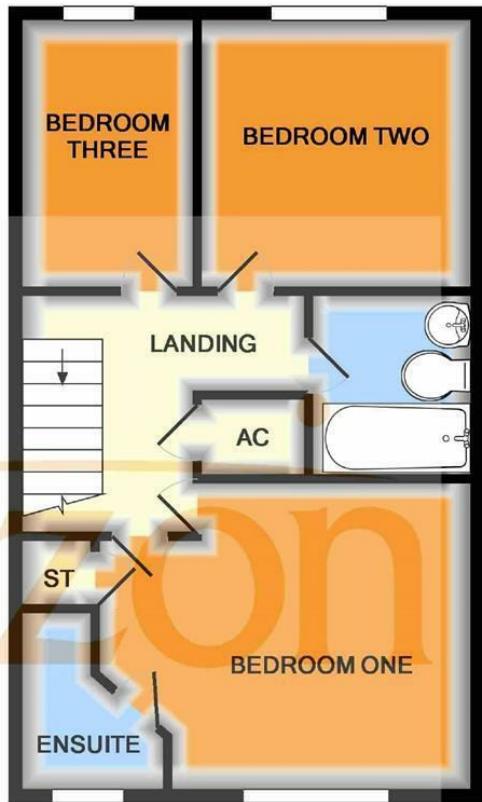
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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