

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



The Drive, Rochford, SS4 1QE £425,000

Horizon Estate Agents are pleased to bring to the market this spacious four bedroom detached family home situated in Rochford. The property comprises of a 16'4 x 15'7 Lounge, 14'6 x 11'4 Dining room, fitted kitchen and a ground floor bedroom, upstairs comprises of three good sized bedrooms and a family bathroom. This property further benefits from a secluded rear garden, in and out driveway proving off street parking for four vehicles, carport and a further storeroom. Internal viewing is essential.

sales@horizonstates.co.uk
horizonstates.co.uk



Porch

Hard wood entrance door with tinted glass, tiled flooring, textured ceiling.

Hallway

Upvc obscured double glazed entrance door, upvc obscured double glazed window, stairs to first floor, storage cupboard, radiator, textured ceiling, tiled flooring.

Dining Room

14'6" x 11'4" (4.42m' x 3.45m')

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, feature fireplace, opening to:

Lounge

16'4" x 15'7" (4.98m' x 4.75m')

Two upvc double glazed windows to rear aspect, upvc double glazed patio door to side aspect, coving to textured ceiling, radiator power points, feature fireplace, carpeted.

Kitchen

15' x 8'9" (4.57m x 2.67m)

Range of eye and base level units with working surfaces over, inset stainless steel sink with drainer unit, space and plumbing for appliances, upvc double glazed window to front aspect, upvc double glazed patio door to rear aspect, smooth plastered ceiling with spotlights, part tiled walls, radiator, power points, laminated flooring.

Bedroom Four

10'9" x 7'2" (3.28m' x 2.18m)

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

W/C

Close coupled w/c, wash hand basin, two upvc obscured double glazed windows to front aspect, tiled walls, radiator, tiled flooring, textured ceiling.

Landing

Upvc double glazed window to rear aspect, coving to textured ceiling, loft access, storage cupboard, carpeted.

Bedroom One

15'1" x 9' (4.60m' x 2.74m)

Upvc double glazed window to front aspect, upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, carpeted.

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin, close coupled w/c, two upvc obscured double glazed window to front aspect, tiled walls, heated towel rail, tiled flooring, textured ceiling.

Bedroom Two

8'3" x 8'1" (2.51m' x 2.46m')

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, carpeted.

Bedroom Three

11'5" x 6'3" (3.48m' x 1.91m)

Upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, carpeted.

Rear of property

Paved patio area with a further BBQ seating area, remainder laid to lawn with tree and shrub borders. Outbuilding.

Garage

Power, access from front and rear of property.

Front of Property

In and out driveway providing off street parking for four vehicles, carport with power and light, side access to rear garden.

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.



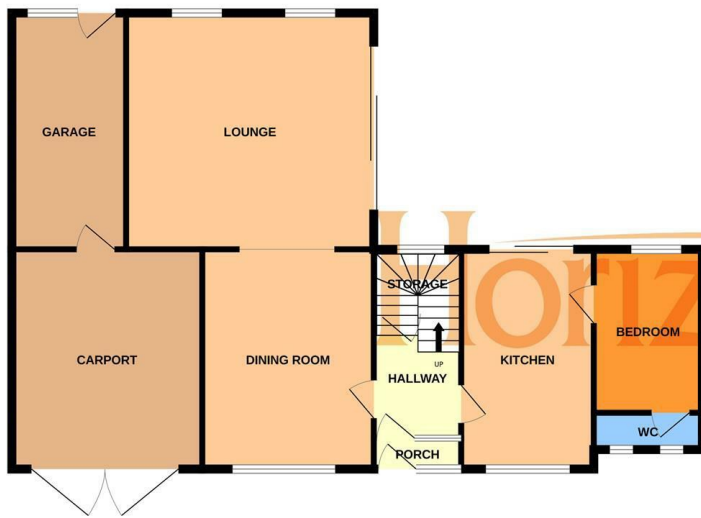
01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

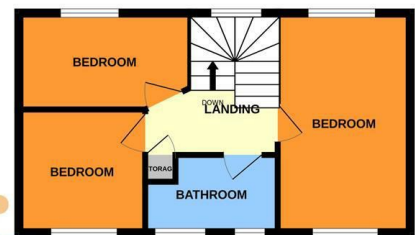
Horizon

your local property experts

GROUND FLOOR
1020 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.5 sq.m.) approx.

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.
Made with Metropix 5.2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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.

sales@horizonstates.co.uk
horizonstates.co.uk

