

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

Horizon  
*your local property experts*



**Derbydale, Rochford, SS4 3BY**  
**£2,000 Per Calendar Month**

Horizon Estate Agents are delighted to offer to the rental market this spacious four bedroom detached family home. The property comprises of four good-sized bedrooms, two reception rooms, a large kitchen, a separate utility room, family bathroom and a double garage. Further benefits include a good-sized rear garden and a driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
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 The Property  
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## **Hallway**

Obscured double glazed front entrance door to side aspect leading to hallway, carpet, radiator, under stairs cupboard, stairs to first floor accommodation, doors to:

## **W.C.**

Double glazed window to front aspect, laminate floor, concealed flush wc, wash hand basin with vanity unit.

## **Lounge**

18'3" x 11'4" (5.56 x 3.45)

Double doors to lounge, carpet, feature brick fireplace, double glazed window to front aspect, power points

## **Kitchen**

19'1" x 14'8" (5.82 x 4.47)

Eye and base level units with work surface over, part tiled walls, tiled floor, integrated oven and four ring hob with extractor above, stainless steel inset sink and drainer, space for fridge freezer, radiator, double glazed french doors to rear, double glazed door to side, double glazed windows to side and rear aspect, door to:

## **Utility room**

7'5" x 5'0" (2.26 x 1.52)

Work surface with space for washing machine and tumble dryer under, double glazed windows to side and front aspect

## **Dining room**

11'6" x 8'6" (3.51 x 2.59)

Double glazed sliding doors to rear aspect, carpet, radiator, double doors to lounge.

## **Bedroom**

11'7" x 10'2" (3.53 x 3.10)

Double glazed window to rear aspect, carpet, radiator, power points.

## **Bedroom**

12'0" x 10'1" (3.66 x 3.07)

Double glazed window to front aspect, carpet, radiator, power points.

## **Bedroom**

10'7" x 8'7" (3.23 x 2.62)

Double glazed window to front and side aspect, carpet, radiator, power points.

## **Bedroom**

8'8" x 6'8" (2.64 x 2.03)

Double glazed window to rear aspect, carpet, radiator, power points.

## **Bathroom**

Double glazed window with obscured glass to side aspect, pedestal wash hand basin, walk in shower, close coupled wc, panelled bath, laminate flooring, heated towel rail

## **Garage**

17'9" x 16'5" (5.41 x 5.00)

Up and over door, light and power

## **Exterior**

Rear garden commences with patio area with the remainder laid to lawn, decked seating area, side access to the front.

Front garden consists of block paving providing off street parking

## **Additional Information**

Council: Rochford District Council

Tax Band: E

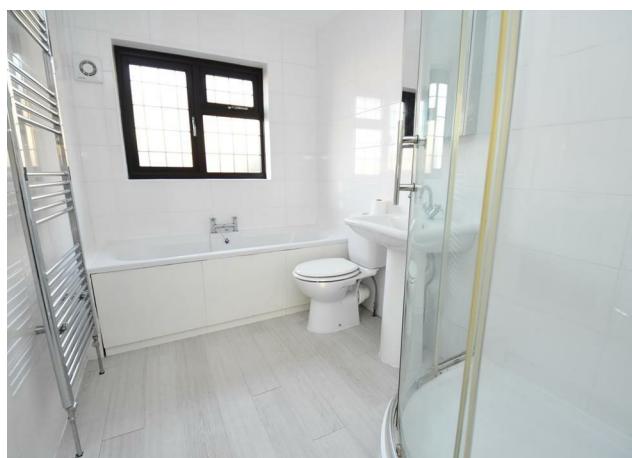
Rental Amount PCM: £2,000 pcm

Deposit: £2,307

Length of Tenancy: 6 months

## **Agents Note**

We require 2 forms of ID from every person over the age of 18 years. The ID would need to be given in person in order for us to see the originals. The 2 forms of identification that is acceptable would be Passport and Driving Licence if you haven't got both, a separate document stating your proof of address. Once these documents have been received a holding deposit equivalent to one week's rent will be required to reserve the property and we shall be start referencing.



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GROUND FLOOR  
APPROX. FLOOR  
AREA 977 SQ.FT.  
(90.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1496 SQ.FT. (139.0 SQ.M.)  
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 only. 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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