

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

Horizon  
*your local property experts*



**Rectory Avenue, Rochford, SS4 3AW**  
**£415,000**

Horizon Estate Agents are delighted to offer for sale this immaculate, recently renovated 2 bedroom bungalow, which is situated in a private turning off of the popular Rectory Avenue. The property has a spacious kitchen/diner 21'6 x 16'6, modern conservatory and shower room. Two double bedrooms with integrated wardrobes. There is a garage that has been converted into an office, ample off-street parking and a spacious rear garden. This property has the potential to extend subject to planning. Viewing is strongly recommended.

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### **Entrance Hall**

Upvc obscured double glazed entrance door, coving to textured ceiling with loft access, storage cupboard, radiator, carpeted.

### **Bedroom One**

13'3" x 9'7 (4.04m' x 2.92m)

Upvc double glazed bay window to front aspect, coving to textured ceiling, built in wardrobes, fitted wardrobes, radiator, power points, carpeted.

### **Bedroom Two**

10'1" x 8'9 (3.07m' x 2.67m)

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

### **Shower Room**

Three piece suite comprising walk in shower, w.c, vanity unit wash hand basin, upvc obscured double glazed window to side aspect, smooth plastered ceiling with spotlights, extractor fan, heated towel rail, wood effect flooring.

### **Kitchen/Diner**

21'6" x 16'6 (6.55m' x 5.03m)

Kitchen- A range of eye and base level units with working surfaces over, inset sink with drainer unit, integrated NEFF oven, integrated dishwasher, four ring gas hob with extractor fan over, space and plumbing for washing machine, dryer, fridge freezer, upvc double glazed stable door to side aspect, upvc double glazed window to side aspect, upvc double glazed window to rear aspect, part tiled walls.

Diner- Coving to smooth plastered ceiling with spotlights, fitted cupboards, radiator, power points, wood flooring, opening to:

### **Lounge/Conservatory**

11'10" x 11'8 (3.61m' x 3.56m)

SupaLite roof fitted in 2021 with heater and spotlights, upvc double glazed patio doors to side aspect, upvc double glazed windows to all aspects, power points, wood flooring.

### **Garage/Office**

11'5" x 8'2" (3.5 x 2.5)

Front part converted to office space, upvc double glazed window to side aspect, smooth plastered ceiling with spotlights, power points, wood flooring. Back part storage space with upvc double glazed door to rear garden.

Office. 3.5. X 2.5 metres.

Storage area 3.3 X 2.7 metres.

### **Front of Property**

Driveway providing off street parking for two vehicles, side gate to rear garden.

### **Rear of Property**

Paved patio area with remainder laid to lawn with shrub borders.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

### **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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# Horizon

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GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



# Horizon

TOTAL FLOOR AREA : 901 sq.ft. (83.7 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 guidance purposes only and should not 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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