

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Rochefort Drive, Rochford, SS4 1HT Offers In Excess Of £410,000

Horizon estate agents are pleased to bring to the property market this modern and well maintained detached three bedroom chalet. Situated within walking distance of Rochford and Southend airport train station and airport so great for commuters. The property has a modern fitted kitchen/breakfast room, ground floor modern bathroom and first floor modern en-suite shower. The rear garden is a great entertainment space with many seating areas for al-fresco dining. There is a detached garage, additional storage and a garden office room which could be altered to suit requirements. Viewing internally is strongly recommended to appreciate this property. NO ONWARD CHAIN.

sales@horizonstates.co.uk  
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### **Entrance Door to:**

Composite entrance door to:

### **Entrance Lobby**

Smooth plastered ceiling, UPVC double glazed window to side and tiled floor. Composite door to:

### **Hallway**

Smooth plastered ceiling, tiled floor, window to side, stairs to first floor and storage cupboard.

### **Lounge**

16'7' x 10'10 (5.05m' x 3.30m)

Smooth plastered and coved ceiling, UPVC double glazed window to front, carpeted and radiator.

### **Kitchen/Breakfast room**

18'6' x 13'5 (5.64m' x 4.09m)

Smooth plastered ceiling, UPVC double glazed window and door to rear. Tiled flooring. There is a range of modern base and eye level units with work surfaces and inset sink with drainer. There are integrated appliances which include double oven, hob, extractor, dishwasher, washing machine, fridge/freezer and wine cooler.

### **Bathroom**

Smooth plastered ceiling, obscured window to rear, wood effect flooring, tiled walls and heated towel rail. Modern suite comprising, WC, wash hand basin and bath with shower.

### **Landing**

Smooth plastered ceiling and carpeted.

### **Bedroom**

12'4' x 11'8 (3.76m' x 3.56m)

Smooth plastered and coved ceiling, UPVC double glazed window to side, carpeted, built in double wardrobe and additional storage cupboard. Door to:

### **En-suite Shower Room**

Smooth plastered ceiling, obscured window to side, tiled flooring with under floor heating. Walk in shower, WC and wash hand basin in wall hung vanity unit.

### **Bedroom**

11'7' x 8'1' (3.53m' x 2.46m')

Smooth Plastered ceiling, UPVC double glazed window to side, Carpeted, radiator and storage cupboard/wardrobe.

### **Bedroom**

8'1' x 7'8 (2.46m' x 2.34m)

Smooth plastered ceiling, UPVC obscured double glazed window to side, carpeted radiator and storage cupboard/wardrobe.

### **Rear Garden**

Large patio with raised decked area which has a modern glass balustrade and pergola. There are double gate to the side providing access to the front and a further gate to the other side of the property. Doors to:

### **Detached Garage**

Electric roller door and door to additional storage.

### **Detached Garden Office**

Carpet, power and lighting.

### **Frontage**

Block paved frontage providing off street parking for ample cars. Double gates to rear and further side gate to rear.

### **Additional Information**

Tenure - Freehold

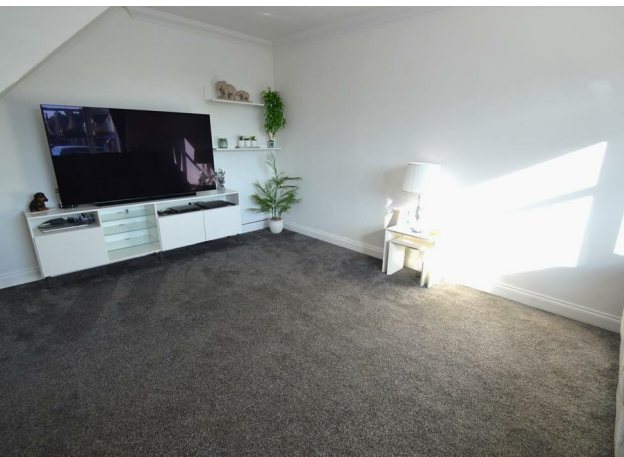
Council - Rochford District Council

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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GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(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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