

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashcombe, Rochford, SS4 1SW

Offers In Excess Of £330,000

Horizon Estate Agents bring to the property market this 3-4 bedroom semi detached chalet situated on the popular Holt Farm Estate. Being close to local shops, schools, bus route, Rochford train station and Southend City Airport. This property has huge potential for someone looking to put their own stamp on a property. There is a ground floor bedroom/study, family bathroom, lounge 10'5 x 14'1, kitchen/diner 18'8 x 11'8, conservatory 18'11 x 8'8 and three bedrooms. Rear garden with double gates to the front garden which is mainly laid to lawn with parking for approximately 3 cars and does have space to create more parking. NO ONWARD CHAIN!

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

onTheMarket.com

UPVC Entrance Door To:

Hallway

Textured ceiling, wood effect flooring, radiator and doors to:

Bedroom/Study

7'10 x 7'7 (2.39m x 2.31m)

UPVC double glazed window to front, wood effect flooring and radiator.

Lounge

14'1 x 10'6 (4.29m x 3.20m)

Textured ceiling, UPVC double glazed window to front, wood effect flooring and radiator.

Kitchen/Diner

18'8 x 11'8 (5.69m x 3.56m)

Smooth plastered ceiling, wood effect flooring, glazed windows to conservatory and half glazed door to conservatory. Stairs to first floor with under stairs storage cupboard. There is a range of base and eye level units with work surfaces and inset sink and drainer. Part tiled walls. There is space and plumbing for appliances.

Conservatory

18'1 x 8'9 (5.51m x 2.67m)

Smooth plastered ceiling, tiled flooring and double doors to rear with windows also looking out to the garden and rear.

Bathroom

Textured ceiling, UPVC double glazed window to side. Fully tiled walls and vinyl flooring. Bathroom suite comprising bath, wash hand basin and WC. Radiator.

First floor landing

Textured ceiling and carpet.

Bedroom

15'4 x 10'3 (4.67m x 3.12m)

Textured ceiling, UPVC double glazed window to rear. Carpet and radiator.

Bedroom

11'7 x 8'8 (3.53m x 2.64m)

Textured ceiling, UPVC double glazed window to front and side, carpet and radiator.

Bedroom

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

Textured ceiling, UPVC double glazed window to front. Carpet and radiator. Storage cupboard.

Rear Garden

Mainly patio with some flower and shrub areas. Green house. Double gates to front.

Frontage

Mainly laid to lawn with flower and shrub borders. Driveway for parking for approximately 2-3 vehicles leading to the double gates.

Additional Information

Tenure - Freehold

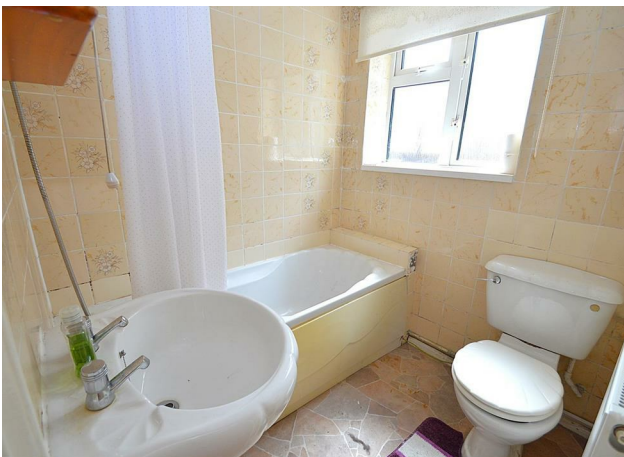
Council Tax - Rochford District Council

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.

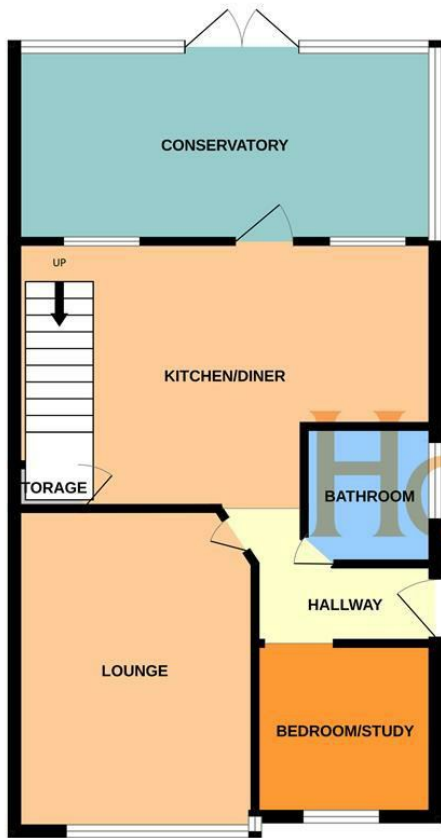
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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GROUND FLOOR



1ST FLOOR



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	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.