

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



The Drive, Rochford, SS4 1QE
£360,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained 3/4 bedroom semi-detached family home. The property comprises of three double bedrooms, a further ground floor bedroom/reception room, family bathroom, a fitted kitchen, a lounge and a separate dining room. Further benefits include a driveway providing off-street parking for up to 3 cars and a large rear garden in excess of 100ft with patio seating areas. Located within walking distance to Rochford Railway Station, local schools, shops and amenities. Internal viewing is essential.

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Hallway

Obscured double glazed entry door, storage cupboard, radiator, wood effect flooring, smooth plastered ceiling.

Dining Room

12'2 into bay x 11'1 (3.71m into bay x 3.38m)

UPVC double glazed bay window to front aspect, radiator, power points, carpeted, coved smooth plastered ceiling, opening to:

Lounge

13'1 x 11'1 (3.99m x 3.38m)

UPVC double glazed French Doors to rear garden, feature fireplace, radiator, power points, carpeted, coved smooth plastered ceiling.

Kitchen

12'4 x 8'4 (3.76m x 2.54m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, space for cooker, space and plumbing for washing machine, storage cupboard with space for fridge freezer, UPVC double glazed window to side aspect, power points, Vaillant Boiler, tiled walls, tiled flooring, coved textured ceiling,

Inner Lobby

UPVC double glazed door to side, obscured UPVC double glazed door to other side, power points, wood effect flooring, coved textured ceiling.

Ground Floor Bedroom/Reception Room

11'11 x 10'9 (3.63m x 3.28m)

UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

En-Suite W.C.

Two piece suite comprising of a close coupled W.C, vanity wash hand basin, radiator, obscured UPVC double glazed window to side aspect, wood effect flooring, smooth plastered ceiling.

First Floor Landing

UPVC double glazed window to front aspect, loft hatch, power points, carpeted, smooth plastered ceiling.

Bedroom One

12'1 x 12'0 (3.68m x 3.66m)

UPVC double glazed window to rear aspect, storage cupboards, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom Two

12'0 x 11'0 (3.66m x 3.35m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom Three

8'5 x 7'6 (2.57m x 2.29m)

UPVC double glazed window to rear aspect, storage cupboard, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled flooring, tiled walls, coved smooth plastered ceiling.

Rear Garden

In excess of 100ft, patio seating area, mainly laid to lawn with shrub and flower bed borders, further raised patio seating area, shed.

Front of Property

Driveway providing off-street parking for 3 cars.

Additional Information

Tenure: Freehold

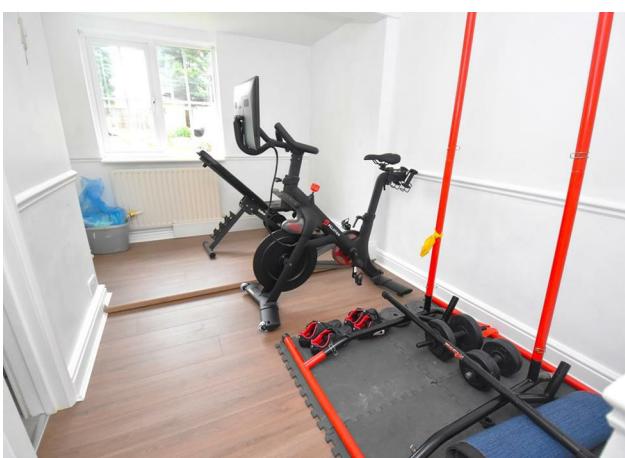
Council: Rochford District Council

Tax Band: C

Agents Notes

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.

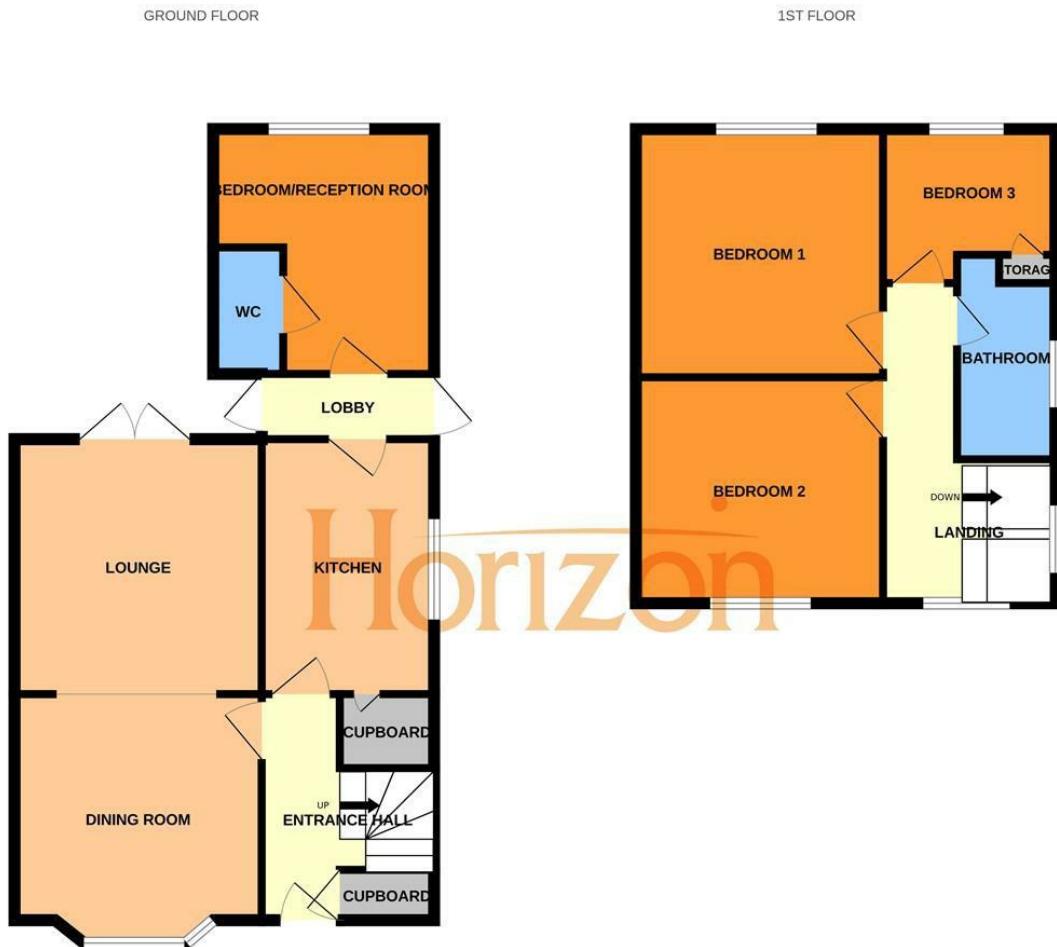


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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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		87
(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.

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