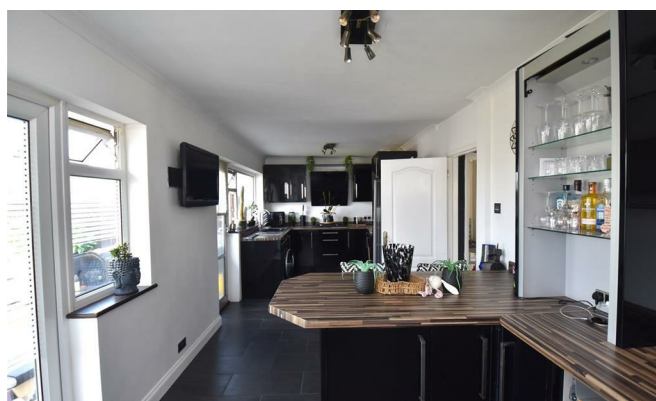


# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Silverthorne Close, Rochford, SS4 1SG £385,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained four bedroom, semi-detached chalet, located in a quiet cul-de-sac on the sought after Holt Farm Estate. The property comprises of four good-sized bedrooms, a 23'5 x 8'9 kitchen/breakfast room, a large lounge/diner and a family bathroom. Further benefits include a well maintained rear garden, a garage and a driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

[sales@horizonstates.co.uk](mailto:sales@horizonstates.co.uk)  
[horizonstates.co.uk](http://horizonstates.co.uk)



rightmove



### **Entrance Hallway**

Obscured UPVC double glazed entry door, storage cupboard, radiator, power points, tile effect flooring, coved textured ceiling.

### **Bedroom**

9'0 x 7'9 (2.74m x 2.36m)

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

### **Lounge/Diner**

19'3 into bay x 14'10 (5.87m into bay x 4.52m)

UPVC double glazed bay window to front aspect, feature fireplace, radiator, power points, coved smooth plastered ceiling, wood effect flooring.

### **Kitchen/Breakfast Room**

23'5 x 8'9 (7.14m x 2.67m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with extractor hood over, integrated oven, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, breakfast bar, UPVC double glazed French Doors to rear garden, UPVC double glazed door to rear garden, UPVC double glazed windows to side and rear aspects, radiator, power points, tiled flooring, coved smooth plastered ceiling.

### **First Floor Landing**

Loft hatch, carpeted, smooth plastered ceiling.

### **Bedroom**

15'1 x 9'8 (4.60m x 2.95m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling, door leading to:

### **Eaves Storage**

13'6 x 6'10 (4.11m x 2.08m)

Ample storage space housing the boiler. Provides dormer extension potential STPP.

### **Bedroom**

8'4 x 8'2 (2.54m x 2.49m)

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

### **Bedroom**

11'2 x 7'2 (3.40m x 2.18m)

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

### **Bathroom**

Three piece suite comprising of a panelled bath with shower head over, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, radiator, airing cupboard, laminate flooring, smooth plastered ceiling.

### **Rear Garden**

Decked seating area, laid to artificial lawn, pond, access to the garage, side access to the front of the property.

### **Front of Property**

Driveway providing ample off-street parking, front garden laid to artificial lawn.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

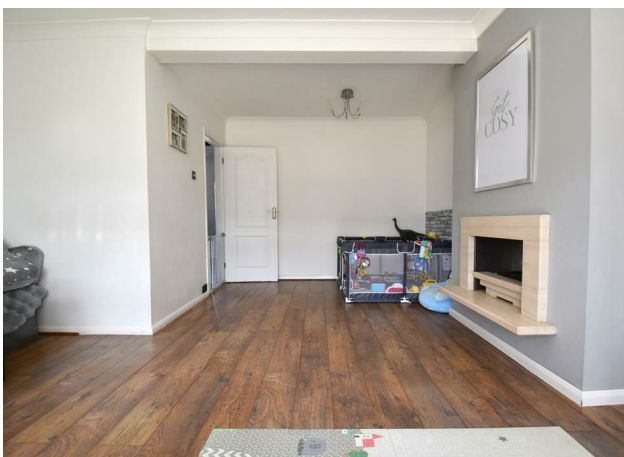
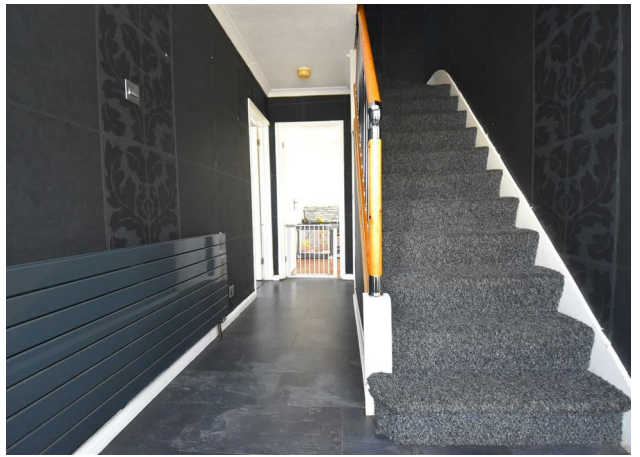
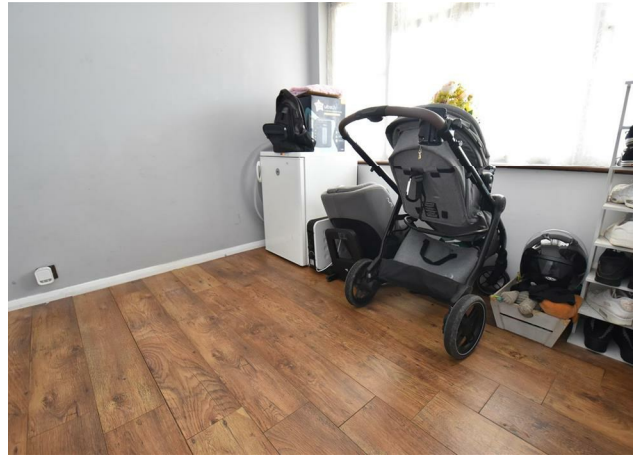
Tax Band: C

### **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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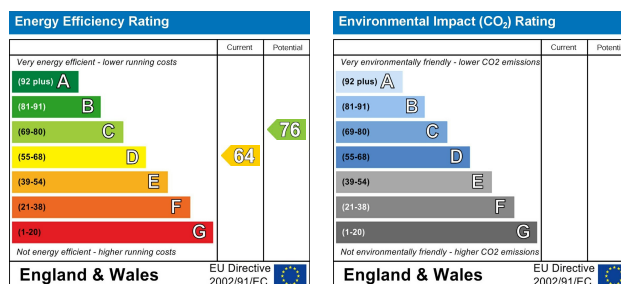
GROUND FLOOR



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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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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