

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



**Queen Elizabeth Chase, Rochford, SS4 1JJ
Offers In Excess Of £390,000**

Horizon Estate Agents are pleased to bring to the property market this four bedroom semi detached chalet. The property is offered for sale with no onward chain and is situated within walking distance of local shops, bus route, train station and Southend City airport. The property has a large lounge/diner, a fitted kitchen, modern ground floor shower room and modern first floor bathroom. There is a rear garden and ample off street parking at the front. The property has the potential to fully fit out the utility room and possibly create another downstairs bedroom. Viewing internally strongly recommended.

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UPVC double glazed leadlite entrance door leading to:

Entrance Hall

Upvc double glazed window to side aspect, radiator, stairs rising to first floor accommodation, built in storage cupboard, coved and smooth plastered ceiling, tiled flooring, doors off;

Bedroom One

11'2 into bay x 10'1 (3.40m into bay x 3.07m)

Upvc double glazed bay window to front aspect, picture window to side, aspect radiator, smooth plastered ceiling, carpeted

Bedroom Two

9'4 x 7'2 (2.84m x 2.18m)

Upvc double glazed window to side aspect, radiator, smooth plastered ceiling, carpeted.

Shower Room

Upvc double glazed window to side aspect, modern recently fitted white bathroom suite comprising enclosed shower cubicle, vanity wash hand basin, close coupled WC, chrome heated towel rail, part tiled walls, smooth plastered ceiling inset spot lights, vinyl flooring.

Kitchen

10'9 x 10'8 (3.28m x 3.25m)

Upvc double glazed window to rear and side aspect, glazed door to rear aspect, kitchen comprising base and eye level units with laminate working surfaces over, inset stainless steel sink and drainer, inset four ring hob with oven below and extractor hood over, part tiled walls, smooth plastered ceiling with inset spot lights.

Lounge Area

11'7 x 14'8 (3.53m x 4.47m)

Upvc double glazed sliding patio doors to rear aspect, smooth plastered ceiling, radiator, carpeted, opening onto:

Dining Area

12'4 x 11'6 (3.76m x 3.51m)

Upvc double glazed window to front aspect, radiator, smooth plastered ceiling, carpeted.

Utility Room

5'7 x 6'0 (1.70m x 1.83m)

Space and plumbing for washing machine, space for tumble dryer, obscured UPVC double glazed window to side aspect, radiator, smooth plastered ceiling, vinyl flooring.

First Floor Landing

Smooth plastered ceiling, doors off:

First Floor Bathroom

Glazed window to side aspect, fitted white bathroom suite comprising panelled bath with mixer taps and shower attachment, vanity wash hand basin, close coupled WC, radiator, part tiled walls, smooth plastered ceiling inset spot lights.

Bedroom Three

9'8 x 17'9 max (2.95m x 5.41m max)

Upvc double glazed windows to rear aspect, radiator, smooth plastered ceiling, carpeted.

Bedroom Four

8'3 x 12'4 (2.51m x 3.76m)

Upvc double glazed window to front aspect, radiator, smooth plastered ceiling, carpeted.

Rear Garden

Commencing with a recently laid patio area with the rest of the garden laid to lawn with hard standing for garage or shed, side access to

Front

Driveway providing off road parking.

Additional Information

Tenure: Freehold

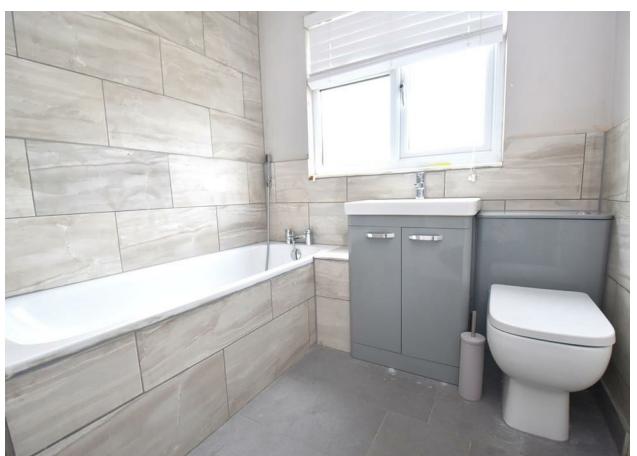
Council: Rochford District Council

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
APPROX. FLOOR
AREA 782 SQ.FT.
(72.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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