01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Oak Road, Rochford, SS4 1NS
£530,000

Horizon Estate Agents are delighted to offer to market this spacious, well maintained four bedroom semi-detached chalet, located on a private road. The property comprises of four good-sized bedrooms, two bathrooms, a modern kitchen/breakfast room and a 25'8 x 12'4 Lounge/Diner. Further benefits include a rear garden at approximately 100ft, detached garage and a driveway providing ample off-street parking. Located within walking distance to Rochford Railway Station, bus links, shops and schools. Internal viewing is essential.

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Hallway
Obscured UPVC double glazed entry door, radiator, power points, stairs to first floor, wooden flooring, coved smooth plastered ceiling.

Kitchen/Breakfast Room
16'2 x 13'4 (4.93m x 4.06m)
Range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, integrated fridge freezer, five ring gas hob with extractor hood over, integrated oven, UPVC double glazed bay window to front aspect, obscured UPVC double glazed window to side aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Shower Room
Three piece suite comprising of a corner shower unit, wash hand basin, low level W.C, storage cupboard with space and plumbing for washing machine, obscured UPVC double glazed window to side aspect, radiator, tiled walls, tiled flooring, smooth plastered ceiling.

Bedroom
11'1 x 8'2 (3.38m x 2.49m)
UPVC double glazed window to side aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Lounge/Diner
25'8 x 12'4 (7.82m x 3.76m)
UPVC double glazed French Doors to rear, UPVC double glazed windows to rear aspect, log burner, radiators, power points, carpeted, coved smooth plastered ceiling.

Bedroom
11'3 x 10'4 (3.43m x 3.15m)
UPVC double glazed bay window to front aspect, storage cupboard, radiator, power points, carpeted, coved smooth plastered ceiling.

First Floor Landing
Double glazed velux window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom
13'4 x 12'4 (4.06m x 3.76m)
UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom
11'6 x 6'2 (3.51m x 1.88m)
UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom
Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, eaves storage cupboard, radiator, tiled walls, wood effect flooring, smooth plastered ceiling.

Rear Garden
Commencing with a paved patio seating area, laid to lawn with tree and shrub borders, shed, side access to the front of the property.

Detached Garage
20'2 x 9'10 (6.15m x 3.00m)
Power points. Space for vehicle.

Front of Property
Stoned driveway providing ample off-street parking.

Additional information
Tenure: Freehold
Council: Rochford District Council
Tax Band: E
Private Road Fee: £100 p/a

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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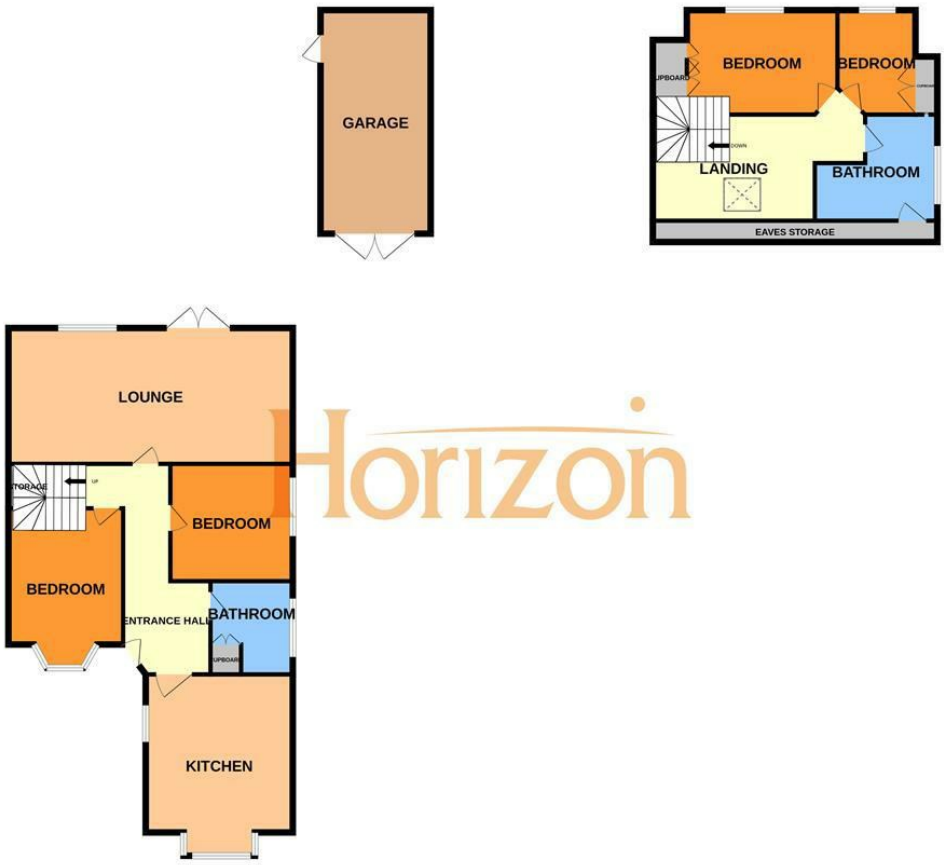
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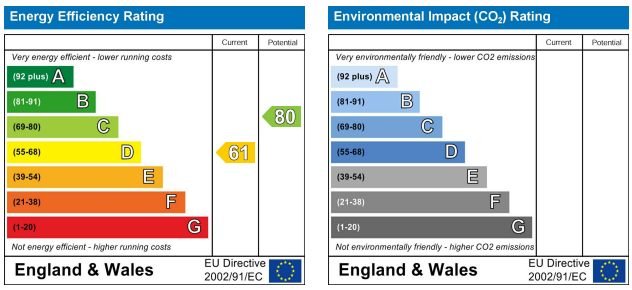
GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.

1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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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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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