

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ash Green, Rochford, SS4 3QN £400,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom, semi-detached house, located in a sought after location in Canewdon. The property comprises of four good-sized bedrooms, a newly fitted kitchen, a 20'2 x 14'2 Lounge/Diner, a modern shower room and a ground floor W.C. Further benefits include a detached garage, a rear garden and a paved driveway providing off-street parking for multiple vehicles. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove

onTheMarket.com

Hallway

UPVC double glazed entry door, power points, carpeted, coved smooth plastered ceiling.

W.C.

Two piece suite comprising of a low level W.C, wash hand basin, obscured double glazed to front aspect, vinyl flooring, coved smooth plastered ceiling.

Lounge/Diner

20'2 x 14'2 (6.15m x 4.32m)

UPVC double glazed windows to front aspect, UPVC double glazed sliding door to rear garden, power points, carpeted, coved smooth plastered ceiling.

Kitchen

16'3 (max) x 9'3 (4.95m (max) x 2.82m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, space for fridge freezer, space for cooker, space and plumbing for washing machine, space and plumbing for dishwasher, UPVC double glazed window to rear aspect, obscured UPVC double glazed door leading to rear garden, storage cupboard, power points, vinyl flooring, smooth plastered ceiling.

First Floor Landing

UPVC double glazed window to side aspect, loft hatch, airing cupboard, carpeted, textured ceiling.

Bedroom One

12'7 x 9'9 (3.84m x 2.97m)

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

Bedroom Two

10'6 x 9'3 (3.20m x 2.82m)

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

Bedroom Three

9'9 x 7'4 (2.97m x 2.24m)

UPVC double glazed window to rear aspect, storage cupboard, power points, carpeted, coved textured ceiling.

Bedroom Four

9'2 max x 7'3 (2.79m max x 2.21m)

UPVC double glazed window to front aspect, storage cupboard, power points, carpeted, coved textured ceiling.

Shower Room

Three piece suite comprising of a wet room style walk-in shower, vanity wash hand basin, low level W.C, radiator, obscured UPVC double glazed window to rear aspect, tiled walls and flooring, smooth plastered ceiling.

Rear Garden

Paved patio seating area, laid to lawn with tree and shrub borders, side access to the front of the property.

Detached Garage

Up and over door, double glazed door via rear garden, power points.

Front of Property

Paved driveway providing ample off-street parking, front garden laid to lawn.

Additional Information

Tenure: Freehold

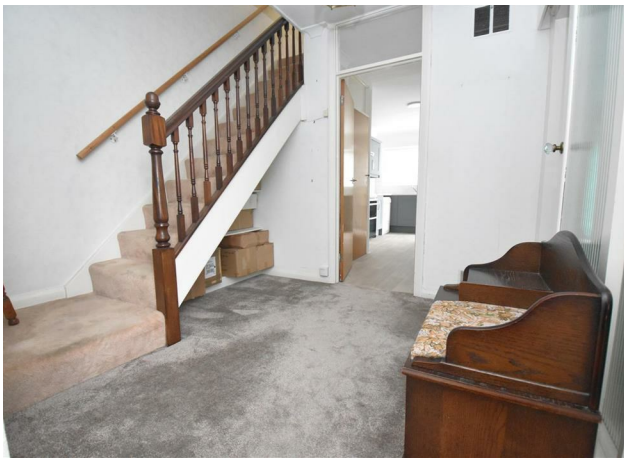
Council: Rochford District Council

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.



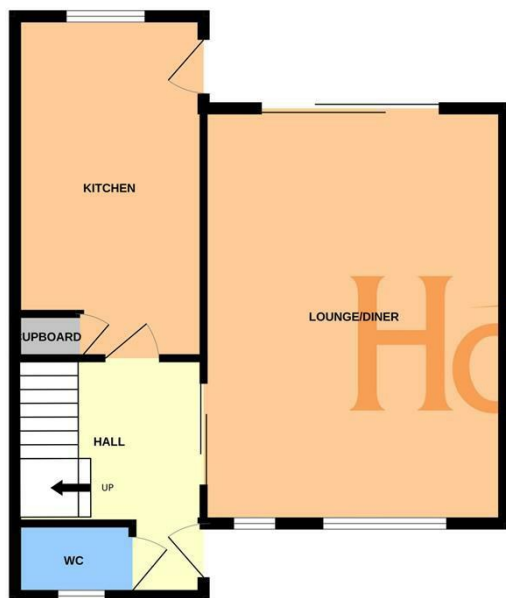
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GROUND FLOOR



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC	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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