

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Central Avenue, Rochford, SS4 3BQ
Guide Price £375,000

GUIDE PRICE £375,000-£425,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom semi-detached chalet, providing potential to extend STPP. The property comprises of four double bedrooms, a modern bathroom suite, 18'6 x 10'7 kitchen, 15'0 x 11'6 Lounge and a dining room. Further benefits include a 120ft rear garden with patio and decked seating areas, a front garden and a driveway providing off-street parking. Located within walking distance of local schools, shops and transport links. Internal viewing is essential.

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The Property
Ombudsman

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Porch

UPVC double glazed entry door, UPVC double glazed window to front and side aspects, wood effect flooring, obscured double glazed door leading to:

Hallway

Radiator, power points, wood effect flooring, smooth plastered ceiling.

Bedroom One

13'5 (into bay) x 10'9 (4.09m (into bay) x 3.28m)

UPVC double glazed bay window to front aspect, radiator, power points, textured ceiling, carpeted.

Bedroom Two

15'7 x 11'2 (4.75m x 3.40m)

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

Bathroom

Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, UPVC double glazed window to side aspect, radiator, tiled flooring, textured ceiling.

Lounge

15'0 x 11'6 (4.57m x 3.51m)

Radiator, power points, carpeted, textured ceiling. opening to:

Dining Room

15'0 x 10'9 (4.57m x 3.28m)

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

Kitchen

18'6 x 10'7 (5.64m x 3.23m)

UPVC double glazed window to rear aspect, double glazed door to rear garden, obscured double glazed windows to side aspect, range of eye and base level units with work surfaces over, space for fridge freezer, space for cooker, space and plumbing for washing machine, breakfast bar, stainless steel sink and drainer unit, wood effect flooring, textured ceiling.

First Floor Landing

Stairs to First Floor, Opening leading to:

Bedroom Four

12'2 x 10'3 (3.71m x 3.12m)

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

Bedroom Three

11'4 x 11'3 (3.45m x 3.43m)

UPVC double glazed window to rear aspect, power points, wood effect flooring, access to ample eaves storage space.

Rear Garden

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

Front of the Property

Front Garden laid to lawn, driveway providing off-street parking.

Additional Information

Tenure: Freehold

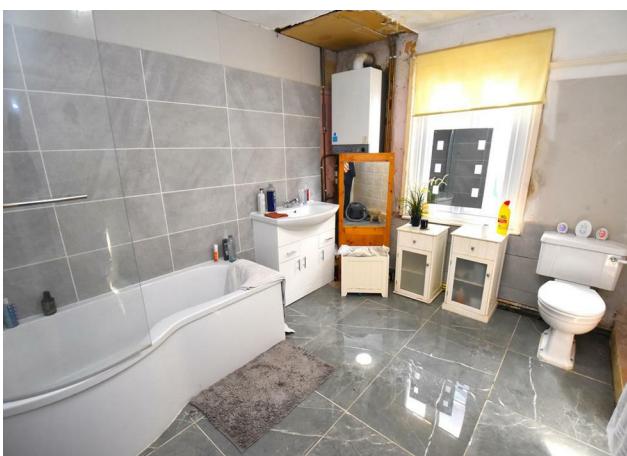
Council: Rochford District Council

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.



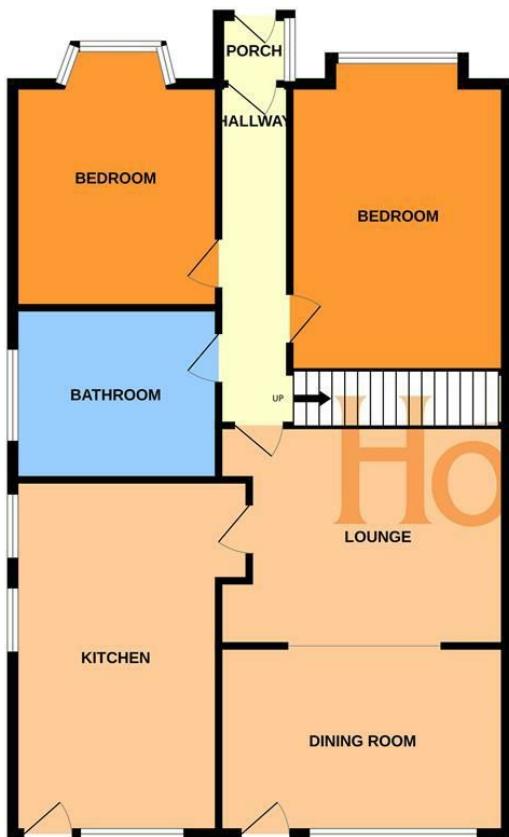
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GROUND FLOOR



1ST FLOOR



Horizon

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		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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