

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Maplin Way, Southend-On-Sea, SS1 3ND**  
**£610,000**

Horizon Estate Agents are pleased to bring to market this 4 bedroom detached house, situated in the popular location of Maplin Way, within walking distance of the seafront, transport links and Thorpe Bay Broadway. The accommodation comprises 4 double bedrooms, a family bathroom to the first floor, a second bathroom on the ground floor, a newly fitted kitchen, dining room and a large lounge. Further benefits include a well maintained rear garden, a garage and a driveway with space for 3-4 vehicles. Internal viewing is essential.

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### Hallway

Composite entry door, double glazed window to front aspect, radiator, power points, carpet, 2 storage cupboards, textured ceiling

### Ground Floor Bathroom

3 piece suite comprising shower, wash hand basin, low level WC, tiled floor, part tiled walls, smooth plastered ceiling

### Dining Room

16'5 x 10'9 (5.00m x 3.28m)

Double glazing to front aspect, radiator, power points, carpet, smooth plastered ceiling

### Kitchen/Diner

21'9 x 10'8 (6.63m x 3.25m)

In the kitchen area, a range of eye and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap, 4 ring electric hob with extractor hood over, oven and grill, integrated dish washer, integrated washing machine, space for fridge freezer, breakfast bar, double glazing to rear aspect, tiled flooring, smooth plastered ceiling.

To the dining area, access to the rear garden, power points, radiator, carpet, textured ceiling.

### Lounge

21'6 x 19'4 (6.55m x 5.89m)

Double glazed sliding door to rear garden, double glazing window to rear aspect, 3 radiators, power points, carpet, coved textured ceiling

### Landing

Access to all rooms, double glazing to side aspect, airing cupboard, access to loft, carpet, smooth plastered ceiling

### Bedroom

21'4 x 10'46 (6.50m x 3.05m)

Double glazed window to rear aspect, 2 radiators, carpet, power points, textured ceiling

### Bedroom

11'1 x 10'9 (3.38m x 3.28m)

Double glazing to rear aspect, radiator, power points, carpet, textured ceiling

### Bedroom

10'9 x 9'3 (3.28m x 2.82m)

Double glazed window to front aspect, radiator, power points, carpet, smooth plastered ceiling

### Bedroom

10'0 x 9'5 (3.05m x 2.87m)

Double glazed window to front aspect, radiator, power points, carpet, textured ceiling

### First Floor Bathroom

3 piece suite comprising shower, wash hand basin, low level WC, obscured double glazing to rear aspect, tiled floor, part tiled walls, smooth plastered ceiling

### Rear Garden

Good sized garden, mainly laid to lawn, shrub borders, patio area, shed, side access to front of property

### Parking

Garage and driveway with space for 3-4 vehicles

### Additional Information

Tenure: Freehold

Council: Southend Borough Council

Tax Band: E

### 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.

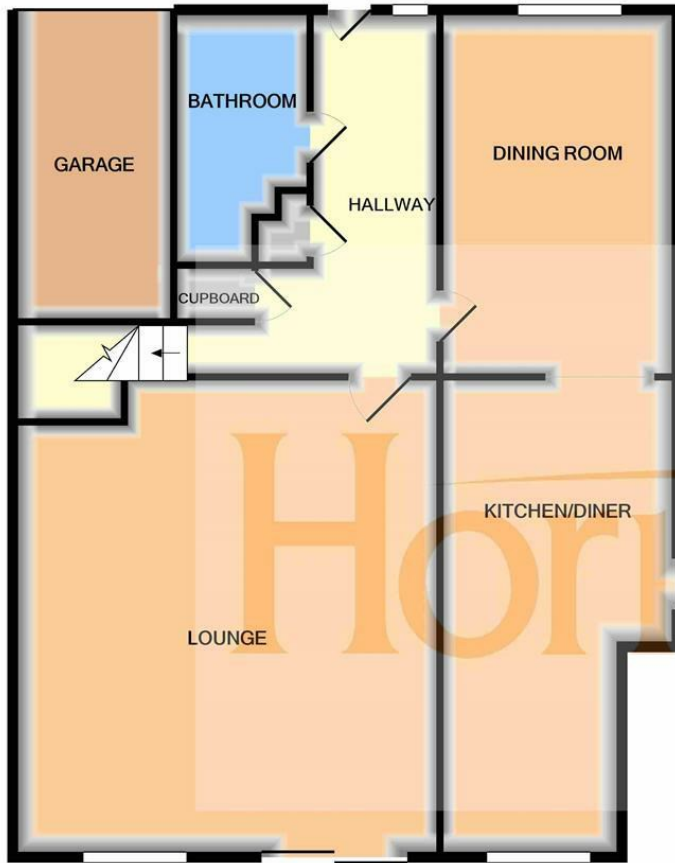


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GROUND FLOOR



1ST FLOOR

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
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> 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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