

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Edward Close, Rochford, SS4 3HS

£475,000

Horizon Estate Agents are delighted to offer to market this modern and spacious four bedroom detached bungalow, situated in a sought after cul-de-sac location. The property comprises for four good-sized bedrooms, an en-suite to bedroom one, a family bathroom, 2x cloakrooms, a modern fitted kitchen, lounge and dining room. Further benefits include a garage, rear garden and a driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove



Hallway

UPVC double glazed entry door, loft hatch, storage cupboard, airing cupboard, radiator, power points, wood flooring, textured ceiling.

Bedroom

9'9 x 9'0 (2.97m x 2.74m)

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

Bedroom

11'1 max x 7'2 (3.38m max x 2.18m)

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

Bedroom

11'7 x 9'9 (3.53m x 2.97m)

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

En-Suite

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, heated towel rail, partly tiled walls, wood effect flooring, textured ceiling.

W.C.

Two piece suite comprising of a close coupled W.C, wash hand basin, obscured UPVC double glazed window to side aspect, partly tiled walls, tiled flooring, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath, shower unit, vanity wash hand basin, obscured UPVC double glazed window to side aspect, tiled walls, tiled flooring, smooth plastered ceiling.

Kitchen

13'0 x 8'9 (3.96m x 2.67m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated oven, four ring electric hob with extractor hood over, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, UPVC double glazed window to rear aspect, UPVC double glazed door to side, power points, textured ceiling.

Lounge

16'4 x 11'9 (4.98m x 3.58m)

Radiator, power points, wood effect flooring, textured ceiling, opening to:

Dining Room

10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed French Doors to rear garden, UPVC double glazed window to side aspect, log burner, radiator, power points, wood effect flooring, textured ceiling.

Bedroom

9'7 x 9'5 (2.92m x 2.87m)

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

Cloakroom

Two piece suite comprising of a low level W.C, vanity wash hand basin, heated towel rail, wood effect flooring, smooth plastered ceiling.

Rear Garden

Laid to artificial lawn, shed, greenhouse, detached outer building, side access to the front of the property.

Garage

Electric door, power points.

Front of Property

Driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

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



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					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.