

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

Horizon  
*your local property experts*



**Hogarth Way, Rochford, SS4 3JY**  
**£490,000**

Horizon Estate Agents are delighted to bring to the property market this very well maintained four bedroom detached house. The property is in a popular location and is in close proximity of Magnolia nature reserve. The property has a modern kitchen/breakfast room, spacious lounge with separate dining room. All four bedrooms are doubles and the master has the benefit of a modern ensuite. There is a family bathroom and downstairs WC. The rear garden is mainly laid to lawn and has various seating areas ideal for entertaining. There is a detached garage and driveway for approximately 2 cars. The property has the additional benefits which includes Moduleo flooring to some of the rooms, some rooms have recently been decorated and fitted with new carpets. There is an alarm system and CCTV. Viewing internally is advised to appreciate this property and its location.

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## **Composite entrance door**

Composite entrance door with double glazed side window

## **Entrance Hall**

Smooth plastered and coved ceiling, storage cupboard with safe and alarm system. Stairs to first floor. Moduleo flooring. Radiator. Doors to:

## **WC**

Smooth plastered ceiling, UPVC double glazed window to side, Moduleo flooring, radiator, White WC and White wash hand basin with tiled splash back.

## **Lounge**

18'03 x 12'05 (5.56m x 3.78m)

Smooth plastered and coved ceiling, UPVC double glazed window to side and UPVC double glazed patio doors to rear. Carpet, feature fire with surround and radiator.

## **Kitchen/breakfast room**

13'06 x 12'03 (4.11m x 3.73m)

Smooth plastered and coved ceiling, UPVC double glazed bay window to front and UPVC double glazed door to side. There is a range of modern base and eye level units with work surfaces and inset sink and drainer. Integrated oven, hob, splash back and extractor. Moduleo flooring and radiator.

## **Dining Room**

11'10 x 9'05 (3.61m x 2.87m)

Smooth plastered and coved ceiling, UPVC double glazed window to rear. Carpet and radiator.

## **Landing**

Smooth plastered ceiling with loft access. Airing cupboard. Carpet. UPVC double glazed window to side.

## **Bedroom**

12'04 x 11'05 (3.76m x 3.48m)

Smooth plastered ceiling, UPVC double glazed window to rear, Fitted wardrobes and radiator. Door To:

## **Ensuite**

Smooth plastered ceiling, UPVC double glazed window to side, Tiled floor and fully tiled walls. White WC, wash hand basin in modern vanity unit. Shower cubicle with glazed door. Heated towel rail.

## **Bathroom**

Smooth plastered and coved ceiling, UPVC double glazed window to side, part tiled walls and Monduleo flooring. Bathroom suite comprising bath, WC and wash hand basin in vanity unit.

## **Bedroom**

12'04 x 11'00 (3.76m x 3.35m)

Smooth plastered and coved ceiling. UPVC double glazed window to front, carpet and radiator.

## **Bedroom**

11'04 x 9'05 (3.45m x 2.87m)

Smooth plastered and coved ceiling, UPVC double glazed widow to rear, carpet and radiator.

## **Bedroom/Office**

9'05 x 7'09 (2.87m x 2.36m)

Smooth plastered and coved ceiling, UPVC double glazed window to front, Carpet and radiator.

## **Rear garden**

Commences with patio, mainly laid to lawn with further patio and patio with shed. Side access to drive and UPVC double glazed door and window to detached garage.

## **Garage**

Detached with power and light.

## **Front**

Pathway with feature shingle boarders and further shrub boarder. Steps to entrance door. Drive way for approximately two cars leading to detached garage. Gate to rear garden.

## **Additional Information**

Tenure - Freehold

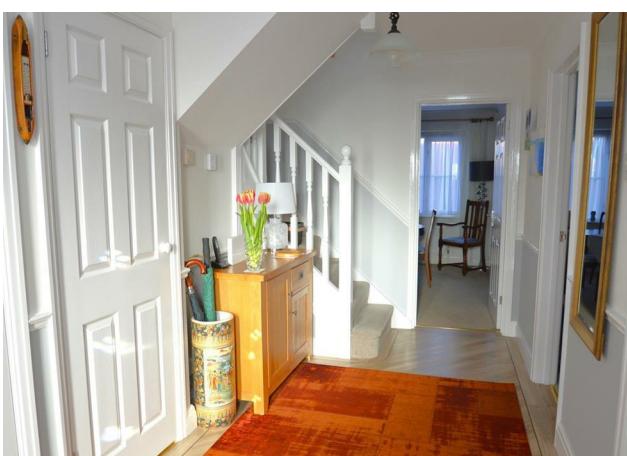
Council - Rochford District Council

Tax band - F

## **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.



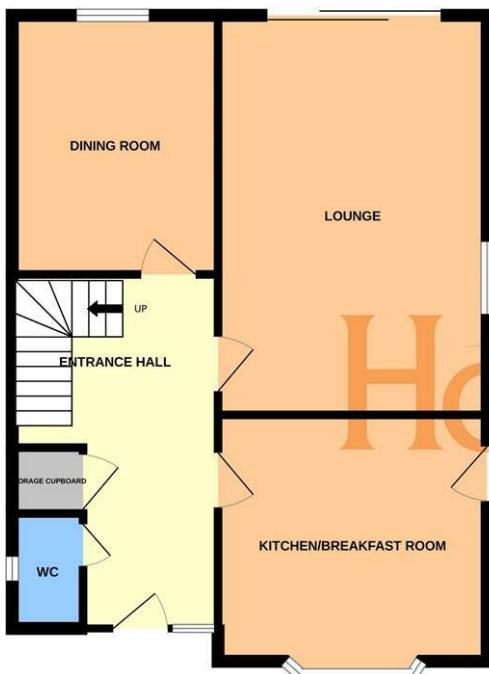
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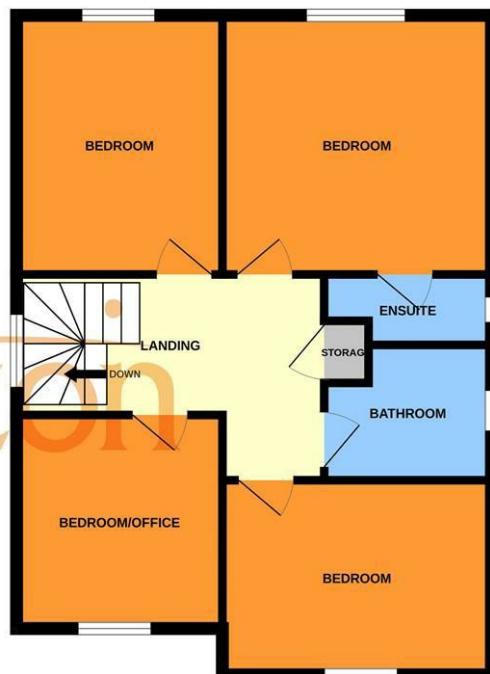
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GROUND FLOOR



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 guidance 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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