

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Derbydale, Rochford, SS4 3BY
£450,000

Horizon Estate Agents are pleased to bring to the market this four bedroom detached house, located in a sought after location of Ashingdon. The property benefits from a 20'7 lounge / diner, ground floor cloakroom, fitted kitchen, integral garage, modern fitted shower room, a landscaped well tended rear garden and off road parking. viewing advised.

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Upvc double glazed entrance door leading into:

Entrance Hall

Laminated wood effect flooring, radiator, coving to textured ceiling, doors off:

Cloakroom

Upvc obscure double glazed window to side aspect, two piece suite comprising close coupled WC, wash hand basin, laminated wood effect flooring, radiator, textured ceiling.

Kitchen

10'10' x 10'8' (3.30m' x 3.25m')

Upvc double glazed windows to front aspect, Upvc obscure double glazed door to side aspect, fitted kitchen comprising base and eye level units with laminated working surfaces over, inset sink and drainer, tiled walls, vinyl flooring, space and plumbing for domestic appliances, textured ceiling.

Lounge/Diner

20'7' x 13'6 (6.27m' x 4.11m)

Double glazed patio doors leading onto rear garden , Upvc double glazed window to rear aspect, laminated wood effect flooring, radiator, feature fireplace with inset gas fire, coved and textured ceiling with inset spot lights, built in under stairs storage cupboard.

Landing

Double glazed window to side aspect, built in airing cupboard, carpeted, textured ceiling with inset spot lights, loft access, doors off:

Bedroom One

10'9' x 10'5 (3.28m' x 3.18m)

Upvc double glazed window to rear aspect, carpeted, coving to textured ceiling, radiator, power points, fitted wardrobes.

Bedroom Two

10'6' x 7'6 (3.20m' x 2.29m)

Upvc double glazed window to rear aspect, carpeted, coved and textured ceiling, radiator, power points,

Shower Room

Upvc obscure double glazed window to side aspect, modern white suite comprising walk in shower, vanity unit wash hand basin, concealed WC, tiled walls, smooth plastered ceiling, heated towel rail, tiled effect flooring.

Bedroom Three

11'9' x 9'5 (3.58m' x 2.87m)

Upvc double glazed window to front aspect, carpeted, coved and textured ceiling, radiator, power points.

Bedroom Four

7'2' x 5'9 (2.18m' x 1.75m)

Upvc double glazed window to front aspect, carpeted, coved and textured ceiling, radiator, power points.

Rear of property

A well maintained landscaped rear garden commences with a paved patio area with various mature flower borders, slate effect pathway leading to the rear, side access from both sides via gates leading to a shed.

Garage

Access via hallway and up and over door to front, power and light, space and plumbing for appliances.

Front of Property

Paved driveway providing off street parking for 3 vehicles.

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.



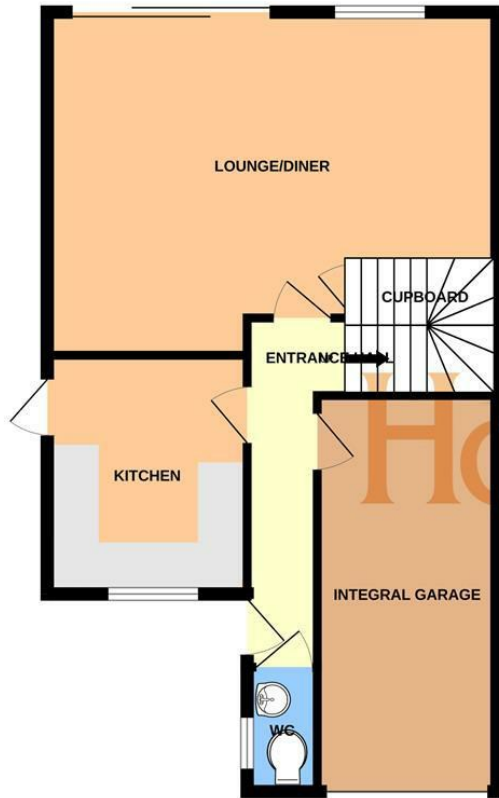
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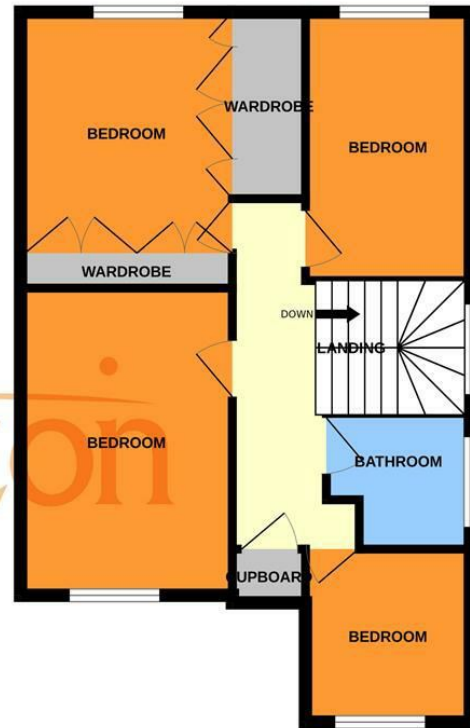
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GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 sq.m.) approx.

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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