

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Brayers Mews, Rochford, SS4 1XF Offers In Excess Of £400,000

Horizon Estate Agents are pleased to present this beautifully modernised two-bedroom detached bungalow, ideally positioned within a quiet cul-de-sac. This well-presented home offers two generous double bedrooms, including an en-suite to the principal bedroom, a stylish newly fitted shower room, a newly fitted kitchen/diner, utility area, and a bright and spacious lounge ideal for relaxing or entertaining. Externally, the property benefits from a beautifully maintained rear garden, a garage with an electric door, and a driveway providing off-street parking. Conveniently located within walking distance of local shops and excellent transport links, this property offers both comfort and convenience in a sought-after setting. Internal viewing is essential.

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Entrance Hallway

Obscured UPVC double glazed entry door, storage cupboard, loft hatch, radiator, power points, carpeted, textured ceiling.

Bedroom One

10'8 x 10'0 (3.25m x 3.05m)

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

En-Suite

Three piece suite comprising of a shower unit, vanity wash hand basin, close coupled W.C, heated towel rail, double glazed velux window, underfloor heating, tiled walls, tiled flooring, smooth plastered ceiling.

Bedroom Two

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

UPVC double glazed window to side aspect, fitted wardrobes, radiator, power points, carpeted, textured ceiling.

Shower Room

Three piece suite comprising of a walk-in shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, underfloor heating, tiled flooring, partly tiled walls, smooth plastered ceiling.

Lounge

17'0 x 10'4 (5.18m x 3.15m)

UPVC double glazed window to front aspect, UPVC double glazed sliding doors to rear garden, radiator, power points, carpeted, smooth plastered ceiling, opening:

Kitchen/Diner

14'8 x 7'2 (4.47m x 2.18m)

Range of eye and base level units with quartz work surfaces, inset stainless steel sink drainer unit, integrated four ring gas hob with extractor hood over, integrated oven, integrated dishwasher, UPVC double glazed window to side aspect, underfloor heating, laminate flooring, power points, smooth plastered ceiling.

Utility Room

6'3 x 2'10 (1.91m x 0.86m)

UPVC double glazed window to side aspect, space and plumbing for washing machine, radiator, power points, laminate flooring, smooth plastered ceiling.

Rear Garden

Paved patio seating area, mainly laid to lawn with tree and shrub borders, side access to the front of the property.

Garage

16'9 x 7'9 (5.11m x 2.36m)

Electric door, power points.

Front of The Property

Driveway providing off-street parking.

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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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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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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