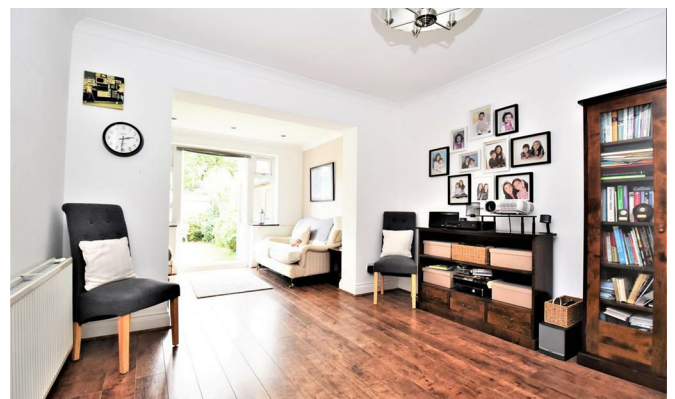


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Ashcombe, Rochford, SS4 1SW
£470,000

Horizon Estate Agents are pleased to bring to market this immaculately presented four bedroom semi-detached family home located on the sought after Holt Farm Estate. The property comprises, to the ground floor of a 32'4 x 11'1 lounge/dining/sitting room, a modern kitchen/breakfast room, an office, utility room and a ground floor shower room. To first floor three good-sized bedrooms and a modern family bathroom. To the second floor the primary bedroom, benefitting from an en-suite and a Juliet Balcony. Further benefits include a well maintained rear garden with a patio seating area, a garage and a paved driveway providing off-street parking for 2-3 cars. Located with close proximity of local schools, transport links, shops and amenities. Internal viewing is essential.

sales@horizonstates.co.uk
horizonstates.co.uk



Hallway

Obscured double glazed entry door, obscured double glazed window to front aspect, x2 under stairs cupboards, radiator, power points, tiled flooring, coved smooth plastered ceiling.

Lounge/Diner/Sitting Room

32'4 x 11'1 (9.86m x 3.38m)

Open plan lounge/dining/sitting room, UPVC double glazed window to front aspect, UPVC double glazed French Doors to rear garden, x3 radiators, power points, wooden flooring, coved smooth plastered ceiling.

Kitchen/Breakfast Room

21'2 x 14'5 (6.45m x 4.39m)

UPVC double glazed door to rear garden, UPVC double glazed window to rear aspect, double glazed skylight. Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap, five ring gas cooker with extractor hood over, space for fridge freezer, integrated dishwasher, radiator, power points, karndean flooring, coved smooth plastered ceiling.

Utility Room

5'3 x 4'6 (1.60m x 1.37m)

Space and plumbing for washing machine, space for tumble dryer, power points, karndean flooring, coved smooth plastered ceiling.

Ground Floor Shower Room

Three piece suite comprising of a shower unit, pedestal wash hand basin, low level W.C, UPVC obscured double glazed window to rear aspect, karndean flooring, coved smooth plastered ceiling.

Office

7'7 x 6'9 (2.31m x 2.06m)

Radiator, power points, wooden flooring, coved smooth plastered ceiling.

First Floor Landing

UPVC double glazed window to side aspect, power points, carpet, coved smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, wash hand basin with vanity unit, low level W.C, heated towel rail, UPVC obscured double glazed windows to rear aspect, wood effect flooring, coved smooth plastered ceiling.

Bedroom Two

12'7 x 10'9 (3.84m x 3.28m)

UPVC double glazed window to rear aspect, radiator, power points, carpet, coved smooth plastered ceiling.

Bedroom Three

11'6 x 11'5 (3.51m x 3.48m)

UPVC double glazed window to front aspect, radiator, power points, carpet, coved smooth plastered ceiling.

Bedroom Four

7'1 x 6'6 (2.16m x 1.98m)

UPVC double glazed window to rear front aspect, radiator, power points, carpet, coved smooth plastered ceiling.

Second Floor Landing

UPVC double glazed window to side aspect, carpet, smooth plastered ceiling.

Bedroom One

16'7 x 13'0 (5.05m x 3.96m)

UPVC double glazed velux windows to front aspect, UPVC French doors to Juliet Balcony to rear, eaves storage, radiator, power points, carpet, smooth plastered ceiling.

En-Suite

Three piece suite comprising of a walk-in shower unit, wash hand basin with vanity unit, low level W.C, heated towel rail, tiled flooring, smooth plastered ceiling.

Rear Garden

Mainly laid to lawn with tree and shrub borders, shed, patio seating area.

Front of Property

Paved driveway providing off street parking for two vehicles, access to garage via electric up and over door.

Additional Information

Tenure: Freehold

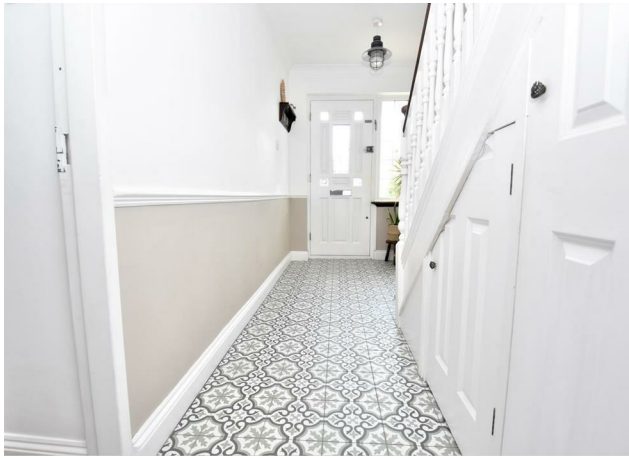
Council: Rochford District Council

Tax Band: D

Agent 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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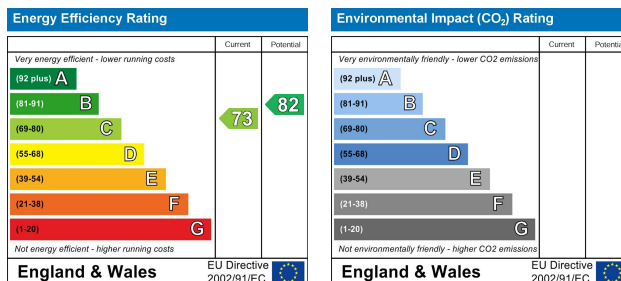
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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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