

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Eastbury Avenue, Rochford, SS4 1SF Offers In Excess Of £575,000

Horizon Estate Agents are delighted to bring to market this six bedroom detached house, with excellent scope to extend, re-develop or modernise. The property comprises of four reception rooms, two bathrooms, a downstairs W.C, six good-sized bedrooms, a kitchen/breakfast room and a garage/workshop. Further benefits include a West facing rear garden in excess of 100ft and a driveway providing off-street parking for 2-3 vehicles. Located within walking distance of local schools, transport links, shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk  
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## **Porch**

Wooden entry door, single glazed windows to side aspects, tiled flooring, coved smooth plastered ceiling, single glazed doors leading to:

## **Hallway**

Radiator, power points, carpeted, smooth plastered ceiling, storage cupboard which also accesses the garage/workshop

## **Reception Room**

15'8 x 14'2 (4.78m x 4.32m)

Double glazed bay window to front aspect, brick built feature fireplace, power points, wooden flooring, coved smooth plastered ceiling.

## **Dining Room**

13'4 x 12'9 (4.06m x 3.89m)

Feature fireplace, radiator, power points, carpeted, coved smooth plastered ceiling.

## **Lounge**

23'6 x 13'11 (7.16m x 4.24m)

Double glazed sliding doors to rear garden, double glazed window to rear aspect, obscured double glazed window to side aspect, feature fireplace, power points, carpeted, coved smooth plastered ceiling.

## **Sitting Room**

26'4 x 9'10 (8.03m x 3.00m)

Double glazed window to front aspect, obscured double glazed window to side aspect, feature fireplace, door to side, carpeted, coved smooth plastered ceiling.

## **W.C.**

Two piece suite comprising of a low level W.C, wash hand basin, tiled walls and flooring, coved smooth plastered ceiling.

## **Kitchen/Breakfast Room**

23'5 x 8'6 (7.14m x 2.59m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap, space for fridge freezer, space for cooker, space and plumbing for washing machine, double glazed window to rear aspect, obscured double glazed door to side aspect, laminate flooring, coved smooth plastered ceiling.

## **First Floor Landing**

Double glazed window to side aspect, airing cupboard, power points, carpeted, smooth plastered ceiling.

## **Bathroom**

Four piece suite comprising of a panelled bath, shower unit, pedestal wash hand basin, low level W.C, double glazed window to rear aspect, radiator, tiled walls and flooring, coved smooth plastered ceiling.

## **Bedroom**

14'2 x 12'8 (4.32m x 3.86m)

Double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted, coved smooth plastered ceiling.

## **Bedroom**

13'8 x 10'0 (4.17m x 3.05m)

Double glazed window to front aspect, fitted wardrobes, radiator, power points, carpeted, coved smooth plastered ceiling.

## **Bedroom**

10'7 x 6'0 (3.23m x 1.83m)

Double glazed window to side aspect, radiator, power points, carpeted, coved textured ceiling.

## **Bedroom**

8'1 x 6'6 (2.46m x 1.98m)

Double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

## **Second Floor Landing**

Carpeted, smooth plastered ceiling.

## **Shower Room**

Three piece suite comprising of a shower unit, pedestal wash hand basin, low level W.C, double glazed velux to rear aspect, eaves storage cupboard, tiled walls, laminate flooring, textured ceiling.

## **Bedroom**

15'5 x 6'7 (4.70m x 2.01m)

Double glazed velux window to front aspect, double glazed window to side aspect, power points, eaves storage cupboard, carpeted, coved textured ceiling.

## **Bedroom**

13'6 x 9'0 (4.11m x 2.74m)

Double glazed velux window to front aspect, double glazed window to side aspect, power points, carpeted, coved textured ceiling.

## **Garage/Workshop**

Accessed via front double garage doors or via under stairs cupboard, single glazed windows to side and rear aspects, power points. Room for Parking, Storage and a Workshop.

## **Rear Garden**

West facing rear garden, in excess of 100ft mainly laid to lawn with tree and shrubs, well, storage shed/workshop, side access to the front of the property.

## **Front of the Property**

Driveway providing off-street parking for 2-3 vehicles, access to garage, side access to the rear of the property.

## **Additional Information**

Tenure: Freehold

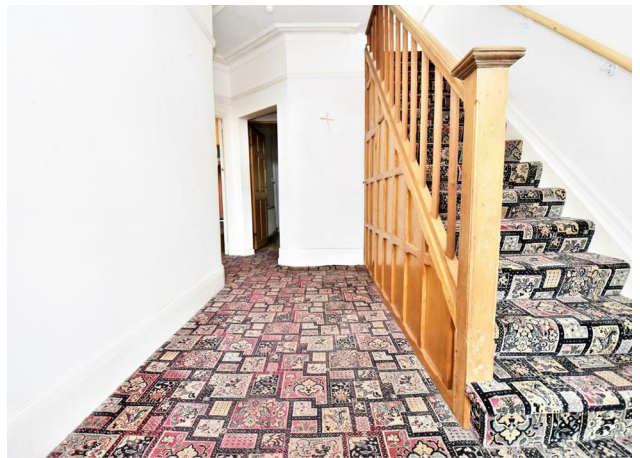
Council: Rochford

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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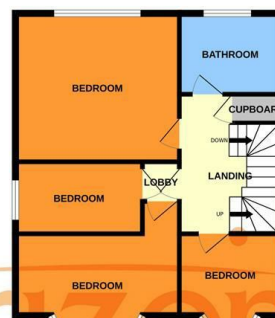
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GROUND FLOOR



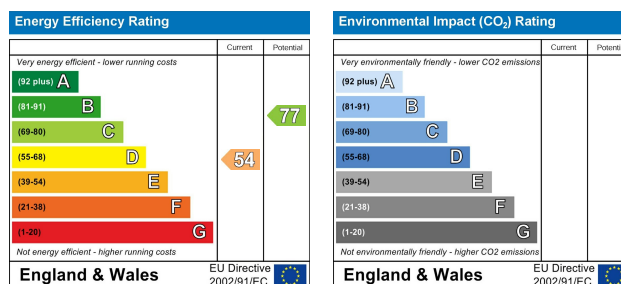
1ST FLOOR



2ND 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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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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