

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Percy Cottis Road, Rochford, SS4 1QN**  
**£485,000**

Horizon Estate Agents are delighted to offer to market this spacious and well maintained four bedroom detached family home. The property comprises of a fitted kitchen, a cosy lounge, a separate dining room, ground floor W.C, four double bedrooms, study and a modern newly fitted bathroom and en-suite to bedroom one. Further benefits include a large double width garage, a paved driveway providing ample off-street parking and a rear garden with patio and decking seating areas. Located within walking distance to Rochford Railway Station, local schools and the shops of Rochford Town Square. Internal viewing is essential.

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

Single glazed entrance door, double glazed windows to front and side aspects, laminated flooring, further single glazed door leading to:

### **Entrance Hallway**

Coved to textured ceiling, laminated flooring, radiator, power points, stairs rising to first floor.

### **Lounge**

17'6 x 14'0 (5.33m x 4.27m)

Double glazed window to front aspect, coving to textured ceiling, radiator, power points, feature fireplace, fitted carpet.

### **Dining Room**

16'4 x 10'7 (4.98m x 3.23m)

Coving to textured ceiling, radiator, vinyl flooring, fitted storage units, double glazed patio doors leading to rear garden,

### **Kitchen**

14'1 x 10'8 (4.29m x 3.25m)

Comprising of fitted eye and base level units with laminated working surfaces over, one and a half bowl single drainer sink unit with mixer tap, space for oven with extractor hood above, breakfast bar, tiled flooring, power points, coving to smooth plastered ceiling with inset spotlights, tiled splashback, tiled flooring, double glazed window to rear aspect and door to side aspect.

### **Ground Floor W.C.**

Obscured double glazed window to side aspect, Comprising low level W.C vanity wash hand with mixer tap over, coving to textured ceiling, tiled flooring, radiator, fitted eye and base level units with laminated working surfaces over.

### **Landing**

Coving to textured ceiling, airing cupboard, power points, carpet, doors off to:

### **Bedroom One**

14'8 x 12'2 (4.47m x 3.71m)

Double glazed window to rear aspect, coving to textured ceiling, radiator, built in wardrobes power points, laminate flooring, door off to:-

### **En-Suite**

Three piece suite comprising walk-in shower cubicle, vanity wash hand basin with mixer tap, low level W.C., heated towel rail. tiled flooring, fully tiled walls, smooth plastered ceiling.

### **Bedroom**

12'8 x 11'1 (3.86m x 3.38m)

Double glazed window to front aspect, coving to textured ceiling, laminated flooring, radiator, power points,

### **Study**

9'6 x 7'6 (2.90m x 2.29m)

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

### **Bedroom**

12'5 x 8'7 (3.78m x 2.62m)

Double glazed window to front aspect, radiator, laminated flooring, coving to textured ceiling, carpet, power points.

### **Bedroom**

12'4 x 7'9 (3.76m x 2.36m)

Double glazed window to rear aspect, radiator, laminated flooring, coving to textured ceiling, power points.

### **Bathroom**

Obscure double glazed window to side aspect. Three piece suite comprising vanity wash hand basin with mixer tap, concealed cistern low level W.C, panelled bath, tiled flooring, part tiled walls, radiator.

### **Garage**

15'10 x 14'5 (4.83m x 4.39m)

Up and over door, power points.

### **Rear Garden**

Commencing with paved patio and seating area, the remainder laid to lawn, paved pathway leading to decked seating area, shed to remain, side access gate.

### **Front of Property**

Paved in and out driveway with ample off-street parking, front garden with lawn area to side.

### **Additional Information**

Tenure: Freehold

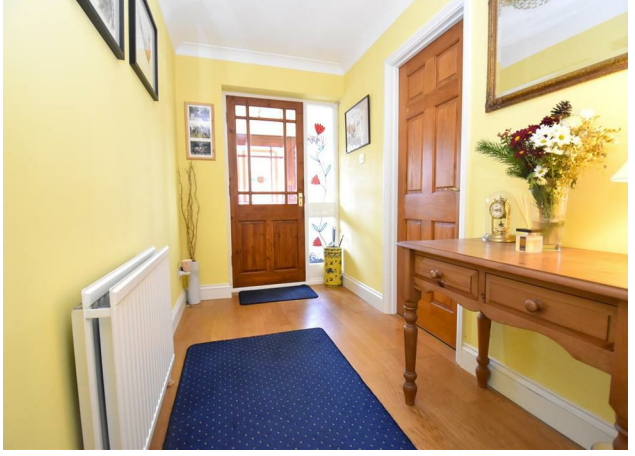
Council: Rochford District Council

Tax Band: E

### **Agents 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.



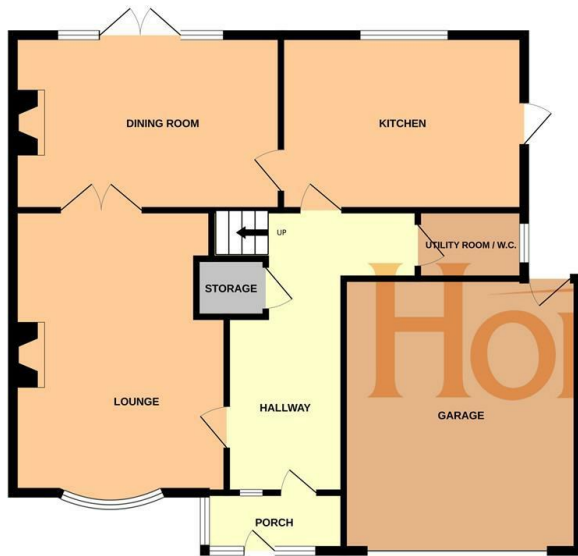
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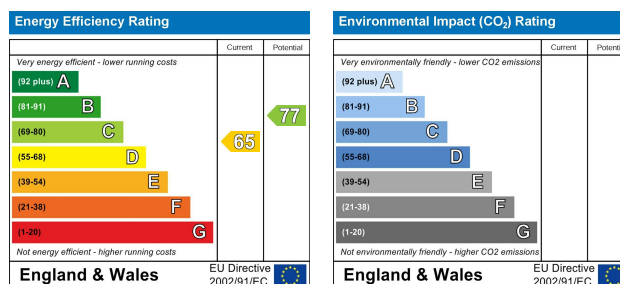
GROUND FLOOR



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 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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