

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Dalys Road, Rochford, SS4 1RA £425,000

Horizon Estate Agents are delighted to offer to market this spacious three bedroom detached bungalow, with potential to extend STPP. The property comprises of three double bedrooms, a 16'0 x 12'7 lounge, a dining room, fitted kitchen, bathroom and utility/sun room. Further benefits include a 120ft rear garden, a 1 year old combi-boiler and a driveway providing ample off-street parking. Located within walking distance of Rochford Railway Station, Rochford Square, bus links and local schools. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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



rightmove

onTheMarket.com

### **Entrance Hallway**

Obscured glazed composite entry door, loft hatch, radiators, power points, wooden flooring, textured ceiling.

### **Lounge**

16'0 into bay x 12'7 (4.88m into bay x 3.84m)

Double glazed bay window to front aspect, electric feature fireplace, radiator, power points, wooden flooring, textured ceiling.

### **Bedroom**

12'7 x 12'6 (3.84m x 3.81m)

Double glazed bay window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **Bedroom**

12'7 x 11'9 (3.84m x 3.58m)

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

### **Bedroom**

12'7 x 8'4 (3.84m x 2.54m)

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

### **Dining Room**

13'3 x 11'5 (4.04m x 3.48m)

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

### **Bathroom**

Three piece suite comprising of a panelled bath, pedestal wash hand basin, low level W.C, radiator, heated towel rail, storage cupboard, obscured double glazed windows to rear aspect, coved textured ceiling, laminate flooring.

### **Kitchen**

10'9 x 10'1 (3.28m x 3.07m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, five ring gas Cookmaster 101 cooker, breakfast bar, storage cupboard, power points, single glazed window to rear aspect, laminate flooring, smooth plastered ceiling.

### **Sun Room/Utility Room**

15'2 x 7'2 (4.62m x 2.18m)

Double glazed windows to side and rear aspects, double glazed door to rear garden, obscured glazed door to front, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, radiator, power points, laminate flooring.

### **Rear Garden**

120 ft rear garden, mainly laid to lawn with tree and shrub borders, patio seating area, 3x sheds, greenhouse, side access to the front of the property.

### **Front of Property**

Gravel driveway with off-street parking for approximately 3 cars, front garden laid to lawn.

### **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.



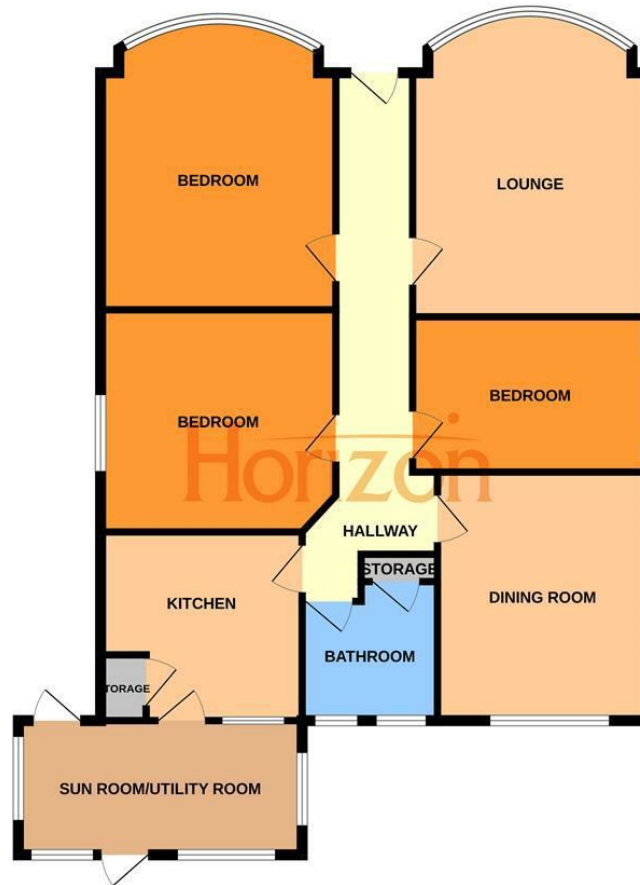
# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

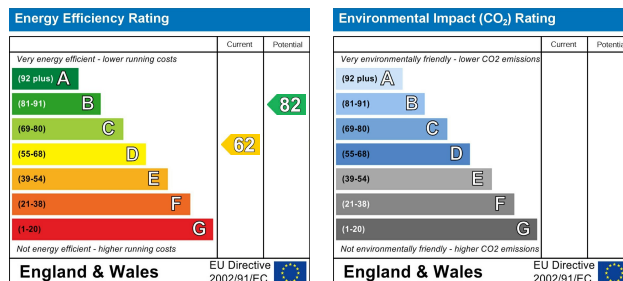
# Horizon

your local property experts

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.  
Made with Metropix ©2024



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.

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

