

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Derbydale, Rochford, SS4 3BY Offers Over £475,000

Horizon Estate Agents are delighted to offer to market this spacious, recently decorated four bedroom family home, sitting on a larger than average plot, with potential to extend STPP. The property comprises of four good-sized bedrooms, a 24'1 x 13'5 lounge/diner, kitchen/breakfast room, shower room and ground floor cloakroom. Further benefits include a detached double garage, paved driveway providing ample parking, a large rear garden and newly fitted carpets. Situated on a quiet cul-de-sac, within close proximity of local schools, transport links and shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk
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Entrance Hall

Obscured double glazed entry door, radiator, power points, laminate flooring, coved textured ceiling.

Lounge/Dining Room

24'1 x 13'5 (7.34m x 4.09m)

UPVC double glazed window to front aspect, double glazed French Doors to rear garden, radiators, power points, carpeted, coved textured ceiling.

Kitchen/Breakfast Room

17'4 x 9'7 (5.28m x 2.92m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit, integrated oven, 5 ring gas hob with extractor hood over, space for fridge freezer, space and plumbing for washing machine, storage cupboard, UPVC double glazed window to side aspect, double glazed door to side, power points, radiator, laminate flooring, textured ceiling.

Cloakroom

Two piece suite comprising of a low level W.C, wash hand basin, radiator, obscured UPVC double glazed window to front aspect, laminate flooring, textured ceiling.

Landing

Airing cupboard, storage cupboard, power points, loft hatch, carpeted, textured ceiling.

Bedroom

13'5 x 11'1 (4.09m x 3.38m)

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

Bedroom

12'2 x 9'5 (3.71m x 2.87m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bathroom

Three piece suite comprising of a shower unit, wash hand basin with vanity unit, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, tiled flooring, smooth plastered ceiling.

Bedroom

8'5 x 6'5 (2.57m x 1.96m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bedroom

11'6 x 8'5 (3.51m x 2.57m)

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

Rear Garden

Large rear garden, laid to lawn with tree and shrub borders, decking seating area, side access to the front of the property.

Front of Property

Front garden laid to lawn, paved driveway providing ample off-street parking.

Detached Double Garage

Up and over door, space for storage or parking for a vehicle.

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.



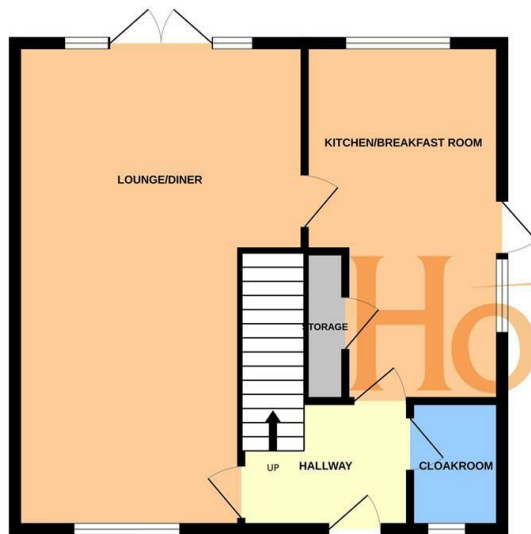
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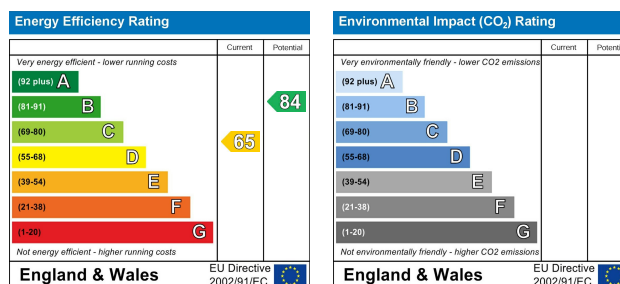
GROUND FLOOR



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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