

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Holt Farm Way, Rochford, SS4 1SA**  
**£400,000**

Horizon Estate Agents are delighted to offer to market this spacious four bedroom detached house on the sought after Holt Farm Estate. The property comprises of four good-sized bedrooms, two wet rooms, two reception rooms, fitted kitchen and utility room. Further benefits include a garage, a driveway providing ample off-street parking and a rear garden with patio seating area. Located within walking distance of local schools, transport links, shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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### **Hallway**

Obscured double glazed entry door, obscured double glazed window to side aspect, under stairs storage cupboard, radiator, wood effect flooring, coved textured ceiling.

### **Ground Floor Bedroom/Reception Room**

14'3 x 10'4 (4.34m x 3.15m)

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

### **Utility Room**

Obscured double glazed window to front aspect, power points, tiled flooring, coved textured ceiling

### **Ground Floor Wet Room**

Three piece suite comprising of a wet room shower, wash hand basin, low level W.C, tiled flooring, textured ceiling.

### **Kitchen**

12'4 x 8'11 (3.76m x 2.72m)

Range of eye and base level units with work surfaces over, integrated oven, four ring electric hob with extractor hood over, stainless steel sink drainer unit, space for fridge freezer, space and plumbing for washing machine, power points, wood effect flooring, coved textured ceiling, double glazed window to rear aspect, obscured double glazed door leading to:

### **Lobby Area**

Shelving providing storage, double glazed door leading to rear garden.

### **Dining Room**

12'4 x 10'4 (3.76m x 3.15m)

Obscured double glazed window to side aspect, radiator, power points, wood effect flooring, coved textured ceiling.

### **Lounge**

11'9 x 11'5 (3.58m x 3.48m)

Double glazed sliding door to rear garden, double glazed window to rear aspect, electric feature fireplace, power points, carpeted, coved textured ceiling.

### **First Floor Landing**

Double glazed window to side aspect on stair case, loft hatch, radiator, carpeted, coved smooth plastered ceiling

### **Bedroom**

14'5 x 10'4 (4.39m x 3.15m)

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

### **First Floor Wet Room**

Three piece suite comprising of a wet room style shower, vanity wash hand basin, low level W.C, obscured double glazed window to side aspect, heated towel rail, laminate flooring, coved textured ceiling.

### **Bedroom**

9'5 x 6'8 (2.87m x 2.03m)

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

### **Bedroom**

12'5 x 7'4 (3.78m x 2.24m)

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

### **Rear Garden**

Patio seating area, laid to lawn with tree and shrub borders, greenhouse, shed, side access to the front of the property.

### **Front of Property**

Garage with up and over door, driveway with parking for 2-3 cars, front garden laid to lawn.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

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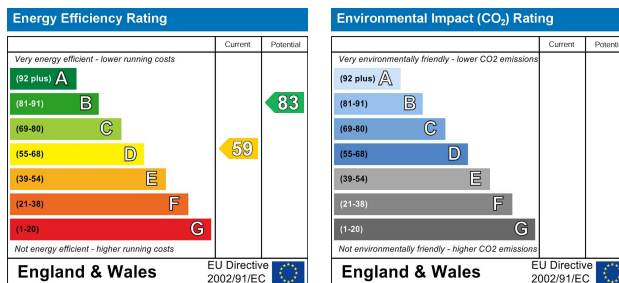
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for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