

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



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

Horizon Estates are pleased to offer to the market this three bedroom detached family home located close to Rochford Town Square offering a variety of shops and restaurants and within walking distance of Rochford mainline train station. The property benefits from a spacious lounge, a modern fitted kitchen diner, three double bedrooms, off street parking, an en suite to the master, a modern fitted family bathroom and a downstairs cloakroom. **NO ONWARD CHAIN**

sales@horizonestates.co.uk  
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## Entrance

Composite entrance door to:-

## Hall

Stairs rising to first floor, radiator, power point, smooth plastered ceiling with inset spotlights

## Lounge

15'3" x 13'6" (4.65 x 4.11)

Double glazed bay window to front aspect, power point, smooth plastered ceiling, radiator, built in cupboard, opening to:

## Kitchen/Diner

17'0" x 14'11" (5.18 x 4.55)

Comprising of fitted eye and base level units with working surfaces over, integrated oven, 4 ring gas hob with extractor hood over, integrated fridge/freezer, integrated washing machine, integrated tumble dryer and integrated dishwasher, underfloor heating, smooth plastered ceiling with inset spotlights, Bi-fold double glazed doors onto rear garden.

## Cloakroom

Close coupled W.C, vanity wash hand basin with cupboards under, obscure double glazed window to side, smooth plastered ceiling with inset spotlights.

## First Floor Landing

Stairs to second floor, built in cupboard.

## Bedroom One

17'0" > 10'7" x 15'3" (5.18 > 3.23 x 4.65)

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

## Bedroom Two

13'3" x 10'7" > 8'9" (4.04 x 3.23 > 2.67)

Double glazed window to rear elevation, power point, radiator, smooth plastered ceiling.

## Bathroom

Suite comprising of vanity wash hand basin with cupboard under, built in shower over, chrome towel rail, obscure double glazed window to rear, smooth plastered ceiling with inset spotlights.

## Second floor landing

Double glazed window to front elevation, door to:

## Bedroom three

18'9" x 10'8" (5.72 x 3.25)

Double glazed window to rear and to front elevation, power point, smooth plastered ceiling with inset spotlights door to:

## En suite

Walk in shower with rainfall head, chrome towel rail, close coupled wc, vanity wash hand basin with cupboard under, smooth plastered ceiling with inset spotlights, obscured double glazed window to rear

## Exterior

Rear garden - Commencing with block paved patio area with solid oak Pergola over, remainder laid to lawn, trees and flower beds to borders, fenced surrounds, side access.

Front - two allocated parking spaces

## Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

## Agent 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.

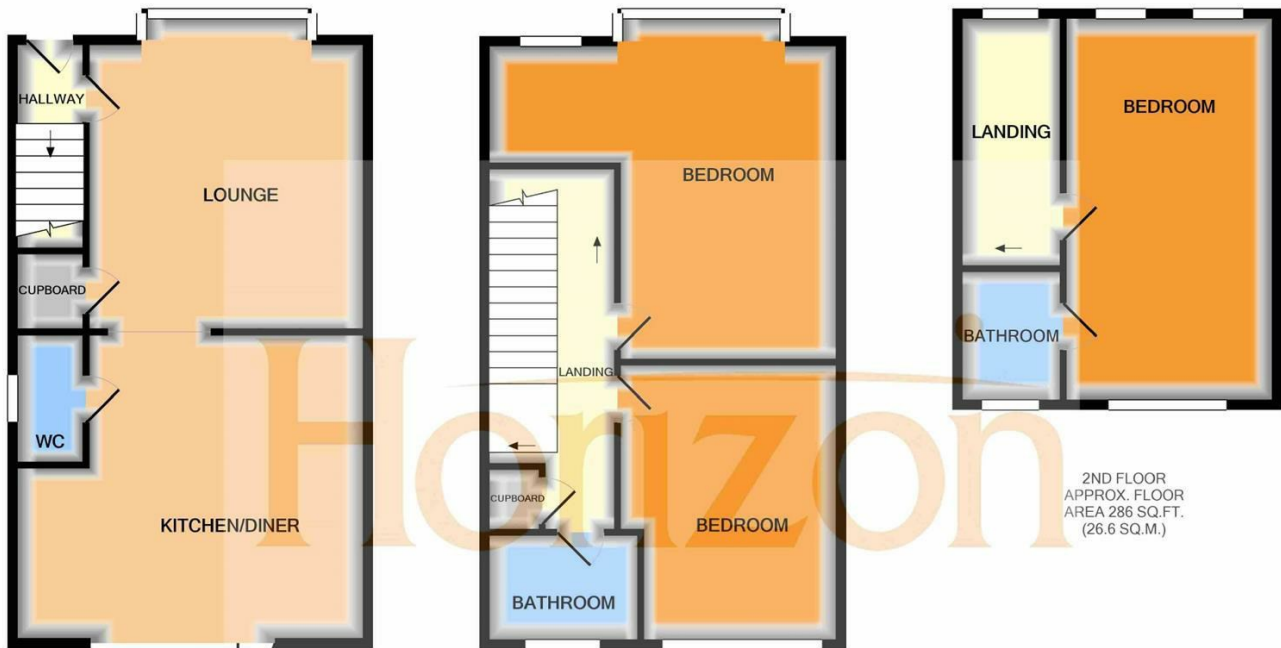


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GROUND FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 286 SQ.FT.  
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1290 SQ.FT. (119.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>85</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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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