

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Villiers Way, Benfleet, SS7 3BH £570,000

Horizon Estate Agents are delighted to offer to market this well presented four bedroom detached family chalet, with a spacious cottage feel blended with modern decor. The property comprises of a large fitted Kitchen/Diner, spacious lounge, impressive vaulted glass conservatory, four double bedrooms, modern 4 piece suite family bathroom, en-suite. Further benefits include a study, play room, utility room, driveway with ample parking for up to 3 cars, an internal garage and a landscaped rear garden with multiple patio and decking seating areas. Located within walking distance to outstanding schools for all ages and benefitting from great transport links. Internal viewing is essential.

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### **Entrance Hall**

Obscured single glazed entry door, built in storage cupboard, power points, radiator, tiled flooring, smooth plaster ceiling, doors off to: Lounge, Kitchen, Study, Bedroom 1, Full entry alarm system.

### **Lounge**

15'5 x 11'1 (4.70m x 3.38m)

Double glazed French doors to rear aspect leading to rear garden, two single glazed triangular windows to side aspect, brick built feature fireplace with inset log burner, power points, radiator, carpeted, smooth plaster ceiling.

### **Kitchen**

20'2 x 8'9 (6.15m x 2.67m)

Double glazed window to rear aspect, double glazed window to side aspect, range of eye and base level units with Beech wood worktops over, 6 ring gas range cooker with extractor hood over, Ceramic Belfast sink, Power points, Tiled flooring, Smooth plaster ceiling, door off to:

### **Conservatory**

19'0 x 7'3 (5.79m x 2.21m)

Double glazed French doors to rear garden, double glazed vaulted ceiling, double glazed windows to side aspect, power points, radiator, tiled flooring

### **Utility Room**

comprising of a range of eye and base level units with Beech wood work surfaces over, inset stainless steel sink, space and plumbing for Washing machine and Dryer, power points, tiled flooring, smooth plaster ceiling. Doors off to: Garage

### **Bedroom 1**

13'4 x 11'9 (4.06m x 3.58m)

Double glazed window to front aspect, radiator, power points, carpeted, smooth plaster ceiling, door to:

### **Ensuite**

Three piece suite including quadrant shower, low level WC, ceramic bowl wash hand basin with vanity unit, heated towel rail, tiled flooring, smooth plaster ceiling.

### **Study**

8'04 x 5'8 (2.54m x 1.73m)

Double glazed windows to front aspect, power points, radiator, carpeted, smooth plaster ceiling.

### **Landing**

Obscured glass double glazed window to side aspect, loft hatch, radiator, power points, carpeted, smooth plaster ceiling. Doors off to all rooms.

### **Bedroom 2**

12'8 x 10'8 (3.86m x 3.25m)

Double Glazed window to rear aspect, Power points, Radiator, Carpeted, Smooth plaster ceiling.

### **Bedroom 3**

16'9 x 8'1 (5.11m x 2.46m)

Two double glazed Velux windows to front aspect, Built in airing cupboard, built in eaves storage cupboard, power points, radiator, opening into play room, carpeted, smooth plastered ceiling

### **Play Room**

Double glazed Velux window to rear aspect, power points, carpeted, smooth plaster ceiling.

### **Bedroom 4**

11'54 x 8'6 (3.35m x 2.59m)

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

### **Bathroom**

10'3 x 6'6 (3.12m x 1.98m )

Obscured double glazed window to side aspect, Four piece suite comprising of Panelled spa bath, Walk in Shower, Close coupled WC and Ceramic pedestal wash hand basin, radiator, Karndean flooring, smooth plaster ceiling.

### **Garage**

Single glazed double opening wood doors to driveway, Power points, Smooth plaster ceiling

### **Rear Garden**

Two paved patio and seating areas, laid to lawn, decking seating area, two sheds, trees and flower beds to borders, side access to the front of the property.

### **Front of property**

Gravel Driveway for 3 Cars, trees and flower beds to borders, side access to the rear of the property, full home security cameras to driveway and front path.

### **Additional Information**

Tenure: Freehold

Council: Castle Point District Council

Tax Band: D

In accordance with the 1979 Estate Agency act, please be advised that the owners of this property are related to an employee of Horizon Estate Agents Ltd.

### **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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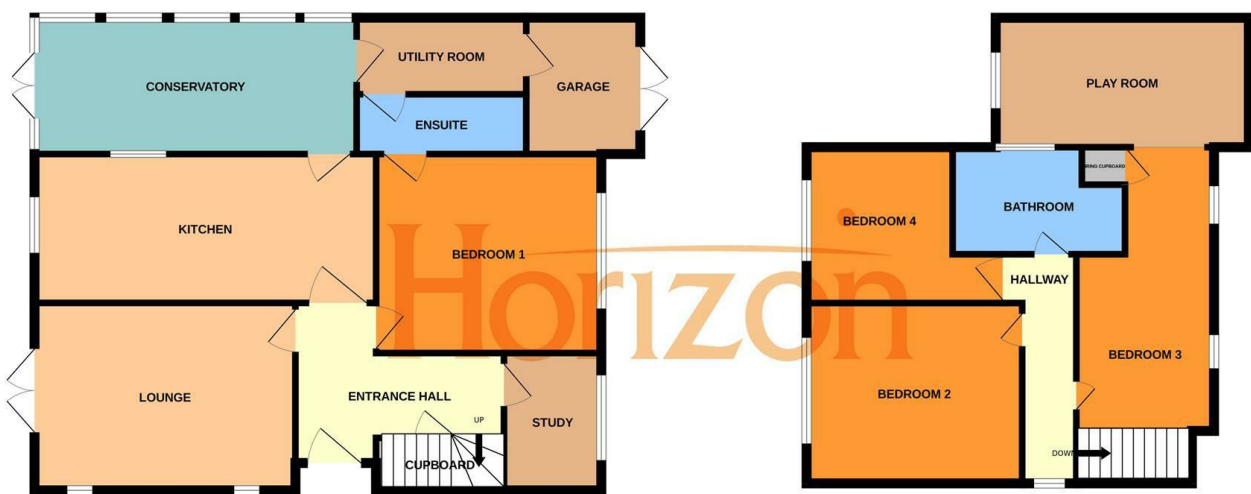
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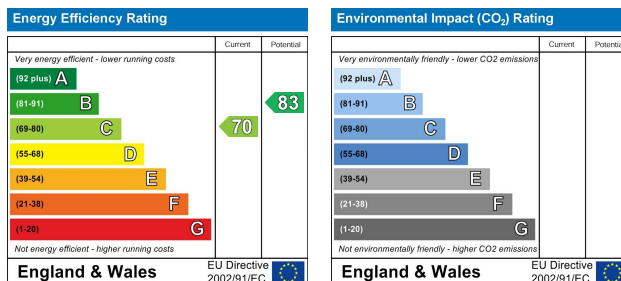
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GROUND FLOOR

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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