

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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Harewood Avenue, Rochford, SS4 3BN £315,000

Horizon Estate Agents are pleased to offer to market this spacious four bedroom semi-detached chalet. The property comprises of a 28'6 x 12'6 Lounge/Diner, four double bedrooms, kitchen and fitted bathroom. Further benefits include a garage, a driveway providing ample off-street parking and both front and rear gardens. Located within close proximity of local schools, transport links and shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Hallway

Obscured double glazed entry door, storage cupboard, radiator, carpeted, textured ceiling.

Ground Floor Bedroom

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window to front aspect, radiator, power points, carpeted.

Bathroom

Three piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin, low level W.C, obscured double glazed window to side aspect, tiled walls, laminate flooring, smooth plastered ceiling.

Kitchen

9'5 x 8'9 (2.87m x 2.67m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge freezer, space and plumbing for washing machine, power points, double glazed window to rear aspect, double glazed door to rear garden, tiled flooring, smooth plastered ceiling.

Lounge/Diner

28'6 x 12'6 (8.69m x 3.81m)

UPVC double glazed windows to front and rear aspects, double glazed door to rear garden, electric fireplace, carpeted, coved textured ceiling.

Landing

Carpeted, textured ceiling.

Bedroom

16'4 x 11'9 (4.98m x 3.58m)

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

Bedroom

12'4 x 8'9 (3.76m x 2.67m)

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

Bedroom

10'4 x 9'5 (3.15m x 2.87m)

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

Rear Garden

Mainly laid to lawn with tree and shrub borders, patio seating area, side access to the front of the property.

Front of Property

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

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

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.



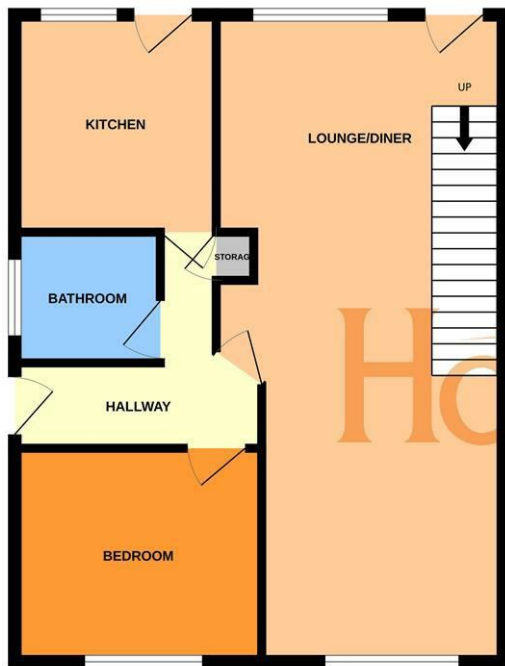
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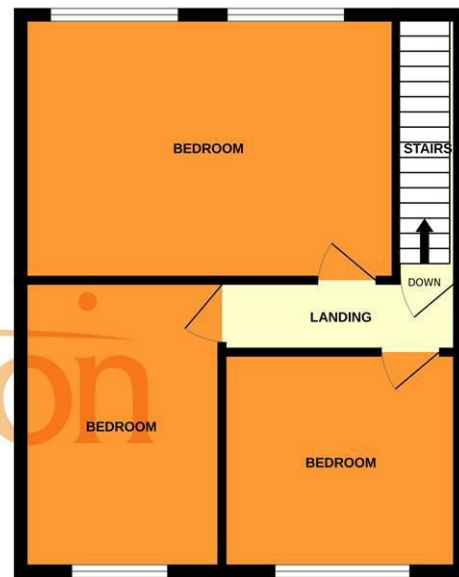
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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