

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lascelles Gardens, Rochford, SS4 3BP
£420,000

Horizon Estate Agents are delighted to offer to market this three bedroom detached family home. The property comprises of three double bedrooms, with an en-suite and dressing room to bedroom one, a four piece suite bathroom, 25'1 x 10'3 Lounge/Diner, fitted kitchen and 19'9 x 12'7 conservatory. Further benefits include a garage, paved in and out driveway providing ample off-street parking and a rear garden benefiting from a hot tub and brick built fish pond. Located within close proximity of local schools, transport links and shops. Internal viewing is essential.

sales@horizonstates.co.uk
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Entrance

UPVC Entrance door to:-

Hallway

Radiator, textured ceiling, thermostat, doors off to:-

Bedroom One

14'0 (into wardrobe) x 9'2 (4.27m (into wardrobe) x 2.79m)

Lead light double glazed window to front aspect, radiator, coved and textured ceiling, built in wardrobes, power points.

Bathroom

Four piece suite comprising corner panelled Spa bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled W.C, enclosed walk in shower cubicle, radiator, two obscure double glazed windows to rear aspect, part tiled walls, tiled flooring, coved and textured ceiling.

Lounge/Diner

25'1 (into bay) x 10'3 (7.65m (into bay) x 3.12m)

Lead light double glazed bay window to front aspect, two radiators, two double glazed windows to side aspect, power points, laminated flooring, coved and textured ceiling, stairs leading to first floor, door to:-

Kitchen

10'3 x 8'6 (3.12m x 2.59m)

Comprising a range of eye and base level units with working surfaces over, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for appliances, space for oven, tiled walls, power points, radiator, double glazed window to rear aspect, door leading to:-

Conservatory

19'9 x 12'7 (6.02m x 3.84m)

Double glazed windows to rear aspect with two sets of French doors to rear leading to rear garden, radiator, power points, laminated flooring.

First Floor Landing

Laminated flooring, doors off to:-

Bedroom Two

11'4 x 9'3 (3.45m x 2.82m)

Lead light double glazed window to front aspect, radiator, power points, telephone point, coved and textured ceiling, open aspect to:-

Dressing Area

9'1 x 6'2 (2.77m x 1.88m)

Coved and textured ceiling, power points,, built in eaves storage, door way to:-

En-Suite

Comprising enclosed shower cubicle with fitted electric shower, pedestal wash hand basin, close coupled W.C, chrome heated towel rail, part tiled walls, tiled flooring, coved and textured ceiling, double glazed window to rear aspect.

Bedroom Three

12'0 x 8'8 (3.66m x 2.64m)

Double glazed window to rear aspect, radiator, laminated flooring, power points, built in airing cupboard.

Rear Garden

Split level low maintenance block paved garden with raised brick built fish pond, timber shed, covered hot tub to remain, shrubs to borders.

Front of Property

Block Paved in and out driveway, providing access to garage.

Garage

18'4 x 6'4 (5.59m x 1.93m)

Additional Information

Tenure: Freehold

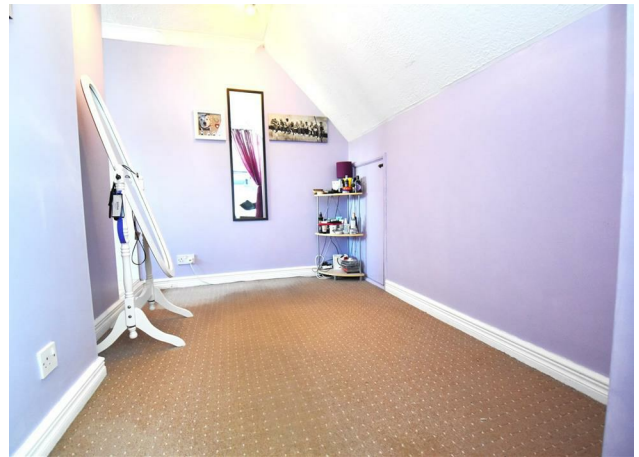
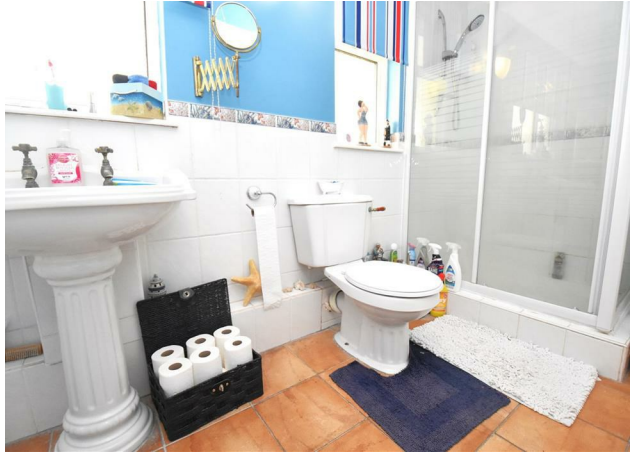
Council: Rochford District Council

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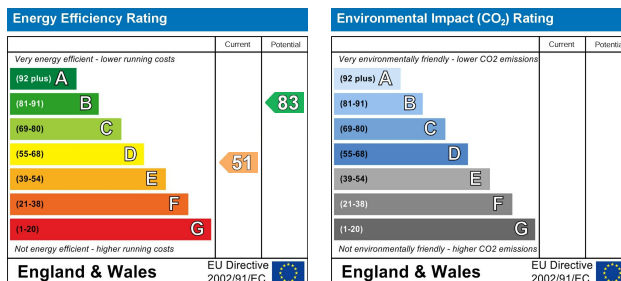
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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