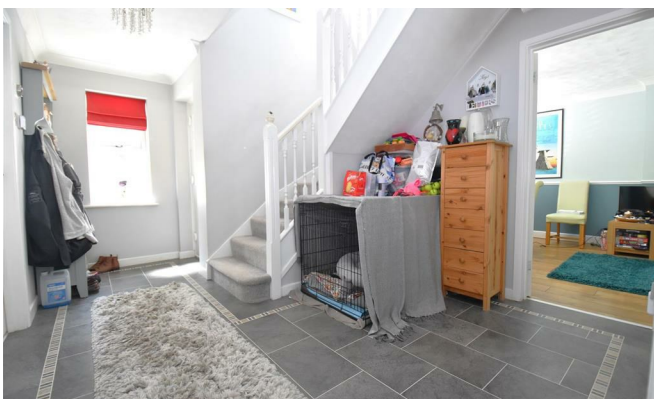


01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



## Stanley Road, Rochford, SS4 3JA Offers In Excess Of £475,000

Horizon Estate Agents are pleased to offer to market this spacious four bedroom family home. The property comprises of four double bedrooms, an 18ft x 12ft lounge, bright and spacious Kitchen and separate dining room, downstairs WC. Further benefits include a detached double garage, paved driveway providing ample parking and a landscaped rear garden. Situated on a quiet end of Stanley Road, within close proximity of local schools, transport links and shops. Internal viewing is essential.

sales@horizonstates.co.uk  
horizonstates.co.uk



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onTheMarket.com

### **Entrance Hall**

Obscure double glazed window to front aspect. Stairs to first floor. Karndean flooring. Radiator. Power points

### **Downstairs WC**

Obscure double glazed window to front aspect. Wall mounted wash hand basin. Low Level WC, Tiled walls. Radiator.

### **Lounge**

18' x 12' (5.49m x 3.66m)

Double glazed patio doors providing access to rear garden. further double glazed window to rear aspect. Feature fireplace. Wood effect flooring. Two radiators. Power points

### **Dining Room**

10'7 x 10'7 (3.23m x 3.23m)

Double glazed window to front aspect. Wood effect flooring. Radiator. Power points

### **Kitchen**

11'9 x 9'2 ( 3.58m x 2.79m)

Double glazed window to rear aspect. Double glazed window to the side aspect. Range of recently fitted high gloss base and eye level units. Inset one and half sink drainer unit. Tiled splash backs. Freestanding Range cooker to remain, with extractor hood above. Space and plumbing for dish washer. Power points, Karndean flooring.

### **Utility Room**

6'7" x 6'2" (2.01m x 1.88m)

Double glazed window to side aspect. Double glazed door providing access to side space. Space and plumbing for appliances. Space for fridge/freezer. Power points, Karndean Flooring

### **Landing**

Double glazed window to front aspect. Airing cupboard. Loft Hatch. Carpeted

### **Main Bedroom**

11'10" x 10'11" (3.63m x 3.33m)

Double glazed window to rear aspect. Double glazed window to side aspect. Radiator. Carpeted, Power points, Door to:

### **Ensuite**

Obscured glass double glazed window to side aspect. Low level WC. Pedestal wash hand basin. tiled shower cubicle with thermostatic shower. Part tiled walls. Tiled flooring, Radiator.

### **Bedroom Two**

10'5" x 10'0" (3.18m x 3.07m)

Double glazed window to front aspect. Radiator. Power points

### **Bedroom Three**

11'10" x 9'3" (3.61m x 2.82m)

Double glazed window to rear aspect. Fitted wardrobes, Radiator, Carpeted, Power Points

### **Bedroom Four**

10'11" x 7'1" (3.35m x 2.18m)

Double glazed window to front aspect. Radiator. Laminate flooring. Power Points

### **Family Bathroom**

Obscured glass double glazed window to rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath. Tiled walls. tiled flooring, Radiator.

### **Double Garage**

Concrete flooring, storage space, Powered

### **Rear Garden**

Decked area leading to laid to lawn. mixture of shrubs and trees. Gate leading to Decked side garden. Gate providing access to the front.

### **Front Of Property**

The front of the property has it's own driveway providing off-street parking for several vehicles which leads to a detached double garage with up and over door, powered, door to rear garden

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

### **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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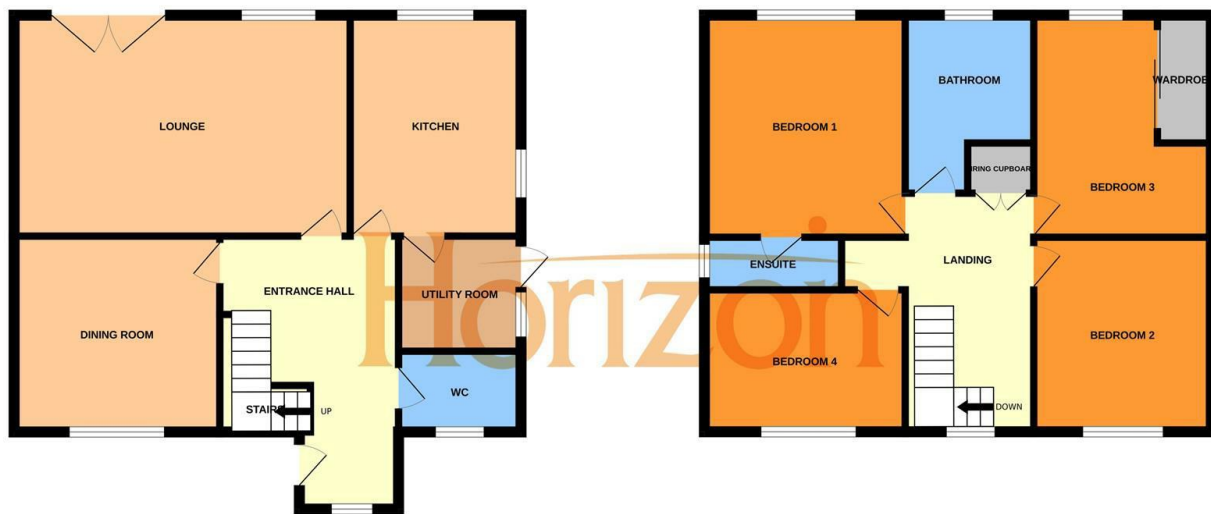
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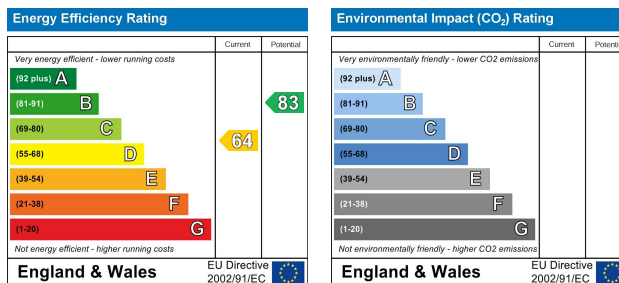
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GROUND FLOOR

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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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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