

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Larkfield Close, Rochford, SS4 1SS**  
**£450,000**

Horizon Estate Agents are pleased to offer to market this modern and spacious four bedroom semi-detached chalet, situated on the sought after Holt Farm Estate. The property comprises of four double bedrooms, a recently refurbished open plan kitchen/lounge, conservatory, sitting room, ground floor shower room and first floor bathroom. Further benefits include a paved driveway with ample off-street parking, a garage, car port and a well maintained rear garden with patio and decking seating areas. Located within close proximity of local schools, shops and transport links. No Onward Chain. Internal viewing is essential.

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### Hallway

Obscured double glazed entry door, radiator, tiled flooring, coved smooth plastered ceiling.

### Sitting Room

11'1 x 11'10 (3.38m x 3.61m)

UPVC double glazed window to front aspect, under stairs storage cupboard, radiator, power points, carpeted, coved smooth plastered ceiling, stairs to first floor

### Bedroom

11'9 x 9'9 (3.58m x 2.97m)

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

### Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled flooring, partly tiled walls, smooth plastered ceiling.

### Open Plan Kitchen/Lounge

24'8 x 15'11 (7.52m x 4.85m)

To the kitchen - a range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, five ring gas hob with extractor hood over, integrated oven and grill, integrated fridge freezer, integrated washing machine, integrated dishwasher, breakfast bar, power points, UPVC double glazed window to rear aspect, UPVC double glazed door to Conservatory, tiled flooring, smooth plastered ceiling

To the lounge - UPVC double glazed sliding door to rear garden, UPVC double glazed window to rear aspect, electric fireplace, radiator, power points, tiled flooring, smooth plastered ceiling

### Conservatory

14'6 x 9'3 (4.42m x 2.82m)

UPVC double glazed French Door to rear garden, UPVC double glazed door to side, UPVC double glazed windows to side aspects, power points, wood effect flooring.

### First Floor Landing

Carpeted, power points, smooth plastered ceiling.

### Bedroom

14'6 x 11'10 (4.42m x 3.61m)

UPVC double glazed window to rear aspect, fitted mirrored wardrobes, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

### Bedroom

11'6 x 8'9 (3.51m x 2.67m)

UPVC double glazed windows to rear aspect, storage cupboard, radiator, power points, carpeted, coved textured ceiling.

### Bathroom

Four piece suite comprising of a freestanding double ended bath, shower unit, vanity wash hand basin, low level W.C, UPVC obscured double glazed window to front aspect, UPVC double glazed window to side aspect, two heated towel rails, tiled walls, tiled flooring, coved smooth plastered ceiling.

### Bedroom

13'3 x 8'6 (4.04m x 2.59m)

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

### Garage

19'3 x 9'0 (5.87m x 2.74m)

Window to rear aspect, up and over door, power points.

### Car Port

20'7 x 9'0 (6.27m x 2.74m)

Electric up and over door, off-street parking for one car.

### Rear Garden

Mainly laid to lawn with tree and shrub borders, paved patio seating area, decking seating area, greenhouse.

### Front of Property

Paved driveway with parking for up to four cars. Gravel front garden area with trees and shrubs.

### 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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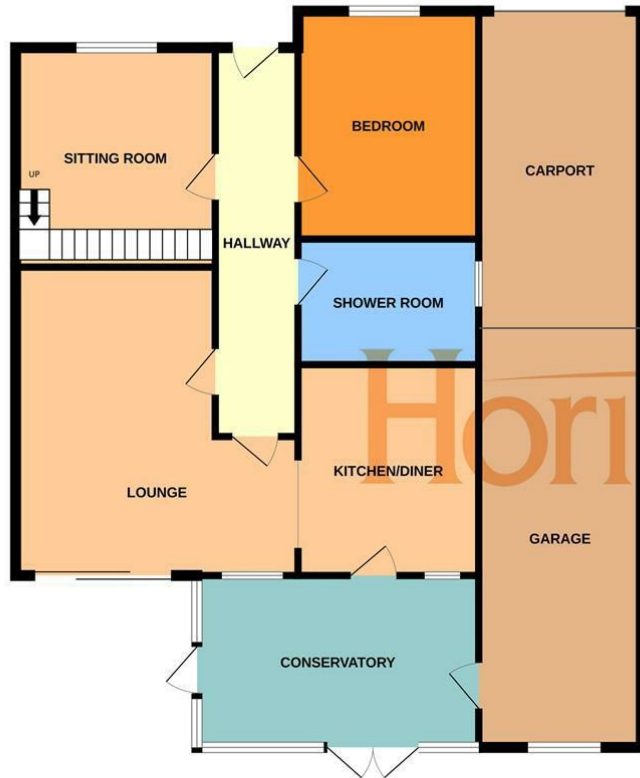
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GROUND FLOOR

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	
	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	
Current: 64	Potential: 85
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current: 64	Potential: 85
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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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