

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Ashingdon Road, Rochford, SS4 3EW
£440,000

Horizon Estate Agents are delighted to offer to market this spacious and beautifully presented three bedroom detached chalet, offered with no onward chain. The property comprises of three double bedrooms, a large open plan kitchen/lounge/diner, a Victorian Style family bathroom and a separate W.C. Further benefits include a large driveway providing ample off-street parking and a rear garden with multiple seating areas. Located within walking distance to local schools, transport links, shops and amenities. Internal viewing is essential.

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Entrance

Hardwood obscured double glazed entry door, radiator, laminate flooring, smooth plastered ceiling with fitted spotlights, doors to bedrooms, opening into:

Open plan Kitchen/Family Room

19'9" x 22'4" x 18'6" x 20'5" (6.02m x 6.81m x 5.64m x 6.22m)

Range of base level units with work surfaces above, double inset stainless steel sink drainer with flexi mixer tap, integrated double oven/grill, space for fridge freezer, space and plumbing for washing machine, island centred with base level units with work surfaces over, integrated induction hob, power points, double glazed bi-fold doors to rear garden, three radiators, laminate flooring, smooth plastered ceiling with fitted spotlights.

Bedroom Two

12'9" x 10'9" (3.89m x 3.28m)

Sash window to front aspect with bespoke fitted shutter, radiator, power points, coved smooth plastered ceiling, laminate flooring.

Bedroom Three

14'9" (into bay) x 10'8" (4.50m (into bay) x 3.25m)

Box bay window to front aspect with bespoke fitted shutters, radiator, power points, cast iron feature fireplace, laminate flooring, coved smooth plastered ceiling.

Ground floor Cloakroom/W.C

Two piece suite comprising of a low level W.C, vanity wash hand basin with mixer tap, laminate flooring, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a freestanding double ended cast iron bath with shower attachment over, pedestal wash hand basin, mid-level W.C, obscured double glazed window to rear aspect, radiator, tiled flooring, partly tiled walls, smooth plastered ceiling.

First Floor

Accessed via stairs from kitchen/lounge/diner.

Bedroom One

20'6" x 11'3" (6.25m x 3.43m)

Double glazed velux windows to rear aspect, eaves storage, radiator, power points, smooth plastered ceiling, solid wood flooring.

Rear Garden

Paved patio seating with pathway leading to rear, central paved patio seating area, mature trees and shrub surrounding, covered decked seating area to rear, shed, side access to front of the property.

Front of property

Gravelled driveway providing ample off-street parking, lawn area, mature tree and shrub borders, side access to the rear garden.

Additional information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

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.



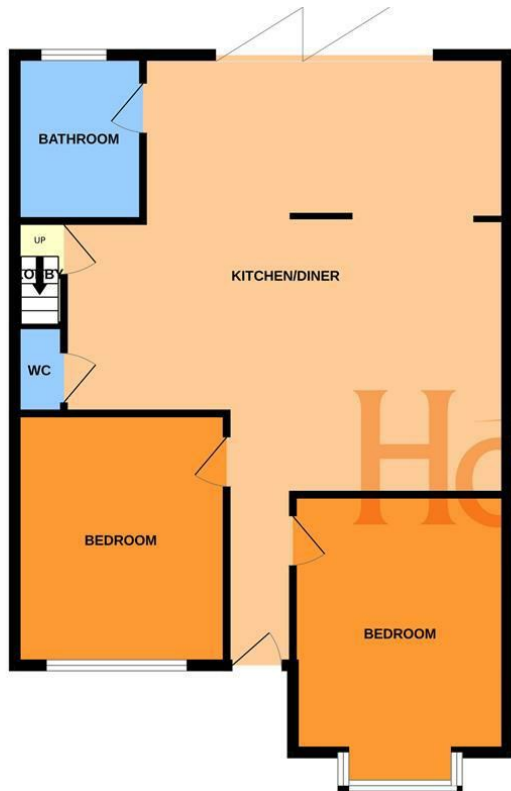
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GROUND FLOOR



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	64

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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