

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## The Drive, Rochford, SS4 1QE £415,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained four bedroom semi-detached family home. The property comprises of a 16'3 x 11'1 lounge, separate dining room, 14'5 x 11'0 kitchen, two bathrooms and four double bedrooms. Further benefits include a good-sized rear garden and a driveway providing ample off-street parking. Located within walking distance of local schools, shops, bus links and Rochford Railway Station. Internal viewing is essential.

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### **Hallway**

Obscured double glazed entry door, under stairs storage, radiator, power points, tiled flooring, coved smooth plastered ceiling.

### **Ground Floor Bedroom**

11'0 x 8'7 (3.35m x 2.62m)

Double glazed window to front aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

### **Shower Room**

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, radiator, space and plumbing for washing machine, space for tumble dryer, obscured double glazed window to side aspect, tiled walls, laminate flooring, coved smooth plastered ceiling.

### **Dining Room**

8'4 x 7'11 (2.54m x 2.41m)

Double glazed window to side aspect, radiator, power points, tiled flooring, coved smooth plastered ceiling.

### **Lounge**

16'3 x 11'1 (4.95m x 3.38m)

Double glazed French Doors to rear garden, radiator, power points, wood effect flooring, coved smooth plastered.

### **Kitchen**

14'5 x 11'0 (4.39m x 3.35m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring electric hob with extractor hood over, integrated oven and grill, space for fridge freezer, double glazed door to rear garden, double glazed window to rear and side aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

### **First Floor Landing**

Double glazed windows to front and side aspects, loft hatch, radiator, power points, carpeted, smooth plastered ceiling.

### **Bedroom**

10'9 x 9'10 (3.28m x 3.00m)

Double glazed window to front aspect, fitted wardrobes, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

### **Bedroom**

12'6 x 10'9 (3.81m x 3.28m)

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

### **Bedroom**

8'7 x 7'4 (2.62m x 2.24m)

Double glazed window to rear aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, heated towel rail, obscured double glazed window to side aspect, laminate flooring, coved smooth plastered ceiling.

### **Loft Room**

12'3 x 10'3 (3.73m x 3.12m)

Double glazed velux window to rear aspect, eaves storage, power points, carpeted, smooth plastered ceiling.

### **Rear Garden**

Laid to lawn with flower and shrub borders, patio seating area, brick built outer building/ work shop with power and cold water access.

### **Front of the Property**

Driveway providing off-street parking for 3-4 cars.

### **Additional Information**

Tenure: Freehold

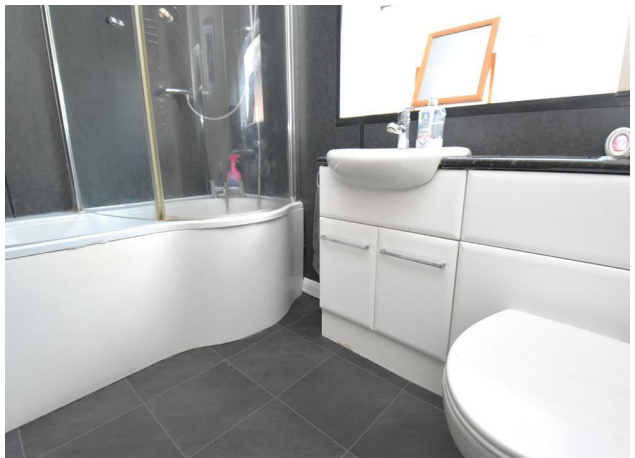
Council: Rochford District Council

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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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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		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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