

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ash Tree Court, Rochford, SS4 2BS
£375,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained 3/4 bedroom semi-detached house, located in a quiet cul-de-sac location. The property comprises of a modern fitted kitchen, lounge, dining room, ground floor W.C, first floor bathroom, three double bedrooms to the first floor and a ground floor double bedroom/reception room. Further benefits include a driveway providing off-street parking for one car and a paved rear garden. Located in the picturesque village of Great Stambridge, surrounded by countryside views and walking distance to a local pub and bus links. Internal viewing is essential.

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Hallway

UPVC double glazed entry door, radiator, tiled flooring, textured ceiling, stairs to first floor

W.C.

Two piece suite comprising of a close coupled W.C, wash hand basin, heated towel rail, UPVC double glazed window to side aspect, partly tiled walls, tiled flooring, smooth plastered ceiling.

Kitchen

11'1 x 9'4 (3.38m x 2.84m)

Range of eye and base level units with work surfaces over, inset four ring gas hob with extractor hood over, integrated oven and grill, integrated dishwasher, integrated fridge, composite sink and drainer unit, space and plumbing for washing machine, pantry, UPVC double glazed window to front aspect, laminate flooring, smooth plastered ceiling.

Ground Floor Bedroom/Reception Room

16'8 x 8'4 (5.08m x 2.54m)

UPVC double glazed window to front aspect, UPVC double glazed door to rear garden, power points, carpeted, smooth plastered ceiling.

Lounge

12'11 x 12'5 (3.94m x 3.78m)

Radiator, power points, carpeted, textured ceiling.

Dining Room

14'5 x 12'0 (4.39m x 3.66m)

UPVC double glazed sliding doors to rear aspect, UPVC double glazed door to side, power points, carpeted.

Landing

UPVC double glazed window to side aspect, loft hatch, power points, carpeted, textured ceiling.

Bedroom

12'11 x 9'1 (3.94m x 2.77m)

UPVC double glazed windows to rear aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom

12'11 x 8'2 (3.94m x 2.49m)

UPVC double glazed windows to front aspect, radiator, power points, carpeted, textured ceiling.

Bedroom

9'5 x 9'1 (2.87m x 2.77m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bathroom

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

Rear Garden

Paved patio area with raised decking, tree and shrub borders, pergola, shed.

Front of the Property

Off-street parking for one car.

Additional Information

Tenure: Freehold

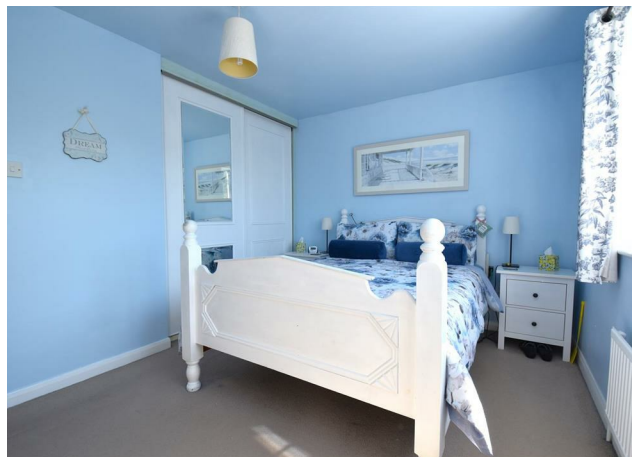
Council: Rochford District Council

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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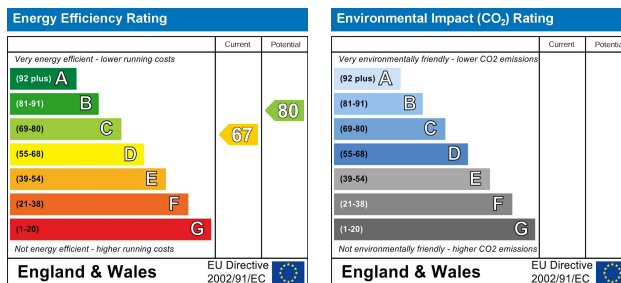
GROUND FLOOR

1ST FLOOR



ASH TREE COURT, STAMBRIDGE

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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