

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Branksome Avenue, Hockley, SS5 5PF**  
**£375,000**

Horizon Estate Agents are pleased to offer to market this spacious three bedroom detached chalet within a sought after location in Hockley. The property comprises of three double bedrooms, a ground floor shower room, 20'0 x 12'11 Lounge and a kitchen/diner. Further benefits include a garage, a driveway providing off-street parking and both front and rear gardens. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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### **Entrance Hall**

Obscured UPVC double glazed entry door, radiator, power points, karndean flooring, textured ceiling.

### **Lounge**

20'0 x 12'11 (6.10m x 3.94m)

UPVC double glazed windows to rear aspect, UPVC double glazed window to side aspect, brick-built fireplace, radiators, power points, wood effect flooring, textured ceiling.

### **Shower Room**

Three piece suite comprising of a double width walk-in shower unit, pedestal wash hand basin, low level W.C, radiator, tiled walls, vinyl flooring, smooth plastered ceiling.

### **Kitchen/Diner**

15'6 x 11'4 (4.72m x 3.45m)

UPVC double glazed window to front and side aspect, obscured UPVC double glazed door to side. 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, space for fridge freezer, space and plumbing for washing machine and dishwasher, breakfast bar, radiator, power points, tiled effect flooring, textured ceiling.

### **Landing**

Eaves storage, power points, carpeted, textured ceiling.

### **Bedroom One**

15'7 x 11'11 (4.75m x 3.63m)

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

### **Bedroom Two**

11'11 x 9'11 (3.63m x 3.02m)

UPVC double glazed window to rear aspect, eaves storage, radiator, power points, carpeted, smooth plastered ceiling.

### **Bedroom Three**

9'7 x 8'6 (2.92m x 2.59m)

UPVC double glazed window to side aspect, radiator, power points, loft hatch, carpeted, smooth plastered ceiling.

### **Rear Garden**

South facing, laid to lawn, trees to the rear, hard standing patio area, side access to the front of the property.

### **Front of Property**

#### **Garage**

15'4 x 7'9 (4.67m x 2.36m)

Electric up and over door, obscured double glazed door to side aspect, obscured UPVC double glazed window to side aspect, power points.

### **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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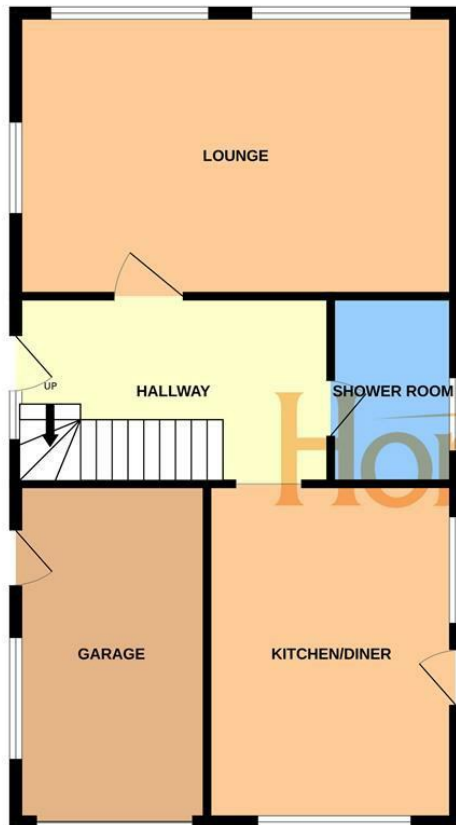
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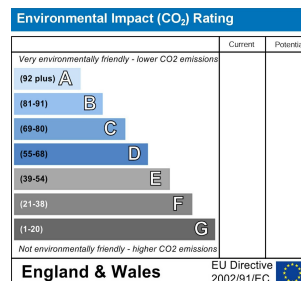
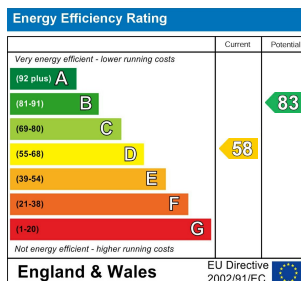
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GROUND FLOOR

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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