

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Johnson Close, Rochford, SS4 1TP**  
**£375,000**

Horizon Estate Agents are pleased to offer for sale this well maintained 3 bedroom, 2 reception room semi detached family home. The property benefits from a spacious entrance hall, an 18'7 Conservatory, and double glazing. Further features include a garage and carport with driveway for two/three vehicles and a secluded rear garden. Situated in a quite Cul-de-Sac, close to local amenities including King Edmunds School. Offered with no onward chain. An internal viewing is strongly advised.

sales@horizonstates.co.uk  
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### **Entrance**

Upvc side entrance door leading to:-

### **Entrance hall**

10'1 x 9'2 (3.07m x 2.79m)

Stairs rising to first floor, dado rail, doors off to;

### **Lounge**

16'5 x 11'2 (5.00m x 3.40m)

Double glazed window to front aspect, Stone fireplace, radiator, dado rail, power points, coved and textured ceiling.

### **Dining Room**

13'10 x 9'6 (4.22m x 2.90m)

Double glazed patio doors to rear aspect leading to Conservatory, radiator, wall light points, power points, opening into;

### **Kitchen**

9'3 x 8'6 (2.82m x 2.59m)

Comprising a range of fitted eye and base level units with work surfaces over, inset double bowl, single drainer sink unit with mixer tap, freestanding cooker, integrated fridge, tiled walls and flooring, power points, double glazed window to rear aspect, multi-paned glazed door to rear aspect leading to Conservatory,

### **Conservatory**

18'7 x 7'8 (5.66m x 2.34m)

Double glazed to all aspects with double glazed patio doors to rear leading to rear garden, space and plumbing for washing machine and dishwasher, radiator, power points, tiled flooring.

### **Bedroom Three**

10'5 x 7'6 (3.18m x 2.29m)

Double glazed windows to front and side aspects, radiator, power points, coved and textured ceiling.

### **First floor landing**

Dado rail, coved and textured ceiling, doors off to all rooms;

### **Bedroom One**

15'1 x 14'3 max (4.60m x 4.34m max )

Double glazed window to front aspect, radiator, range of fitted wardrobes, with matching drawers and bed bed, built in airing cupboard, power points.

### **Bedroom Two**

10'11 x 6'6 < 8'6 (3.33m x 1.98m < 2.59m)

Double glazed window to rear aspect, radiator power points.

### **Shower room**

Comprising an enclosed shower cubicle with built in shower, vanity wash hand basin with cupboard under, tiled walls, radiator, coved and textured ceiling obscured double glazed window to rear aspect.

### **Separate W.C**

Comprising close coupled W.C, part tiled walls, coved and textured ceiling, obscured double glazed window to side aspect.

### **Rear garden**

Commencing with block paved path with remainder laid to lawn, patio area to rear, timber shed to remain, personal door leading to;

### **Garage**

With up and over door, power and light.

### **Front of property**

Partly laid to lawn with driveway leading to garage via a carport, which provides off street parking for two/three cars.

### **Additional information**

Tenure: Freehold

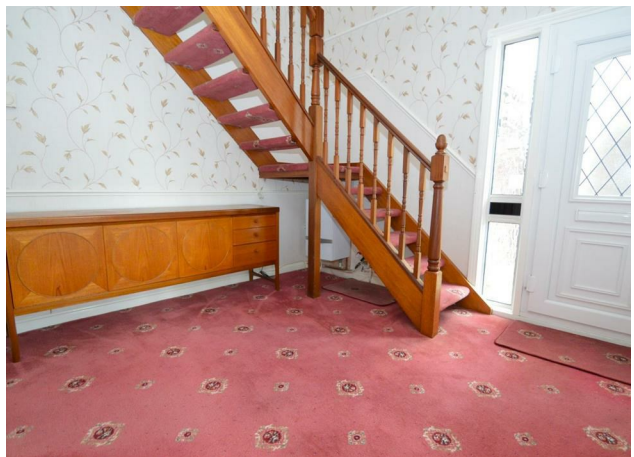
Council: Rochford District Council

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.



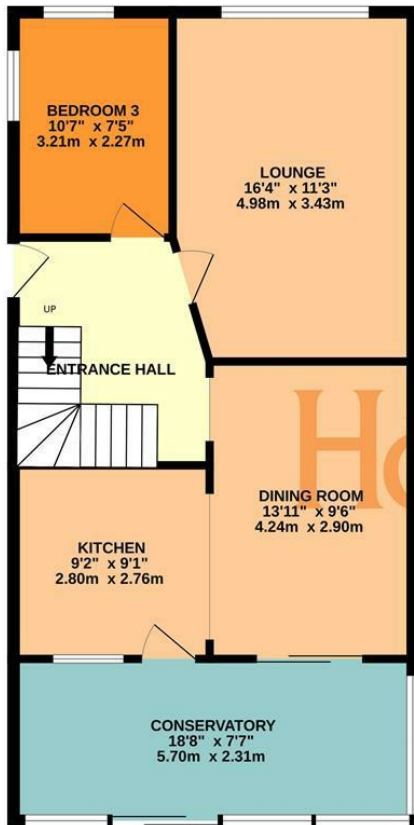
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GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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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