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42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Clifton Road, Rochford, SS4 3HH**  
**Guide Price £400,000**

\*\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*\*

Horizon Estate Agents are pleased to bring to market this modern and spacious three bedroom semi-detached house. The property comprises of three double bedrooms, complete with ensuite, downstairs WC and 4 piece family bathroom, 15'7 x 15'6 Lounge and large L shaped Kitchen Diner. Further benefits include a good-sized rear garden with a patio seating area and laid to lawn, powered Outbuilding and paved driveway to the front of the property, providing off-street parking for 2-3 cars. Located within close proximity to shops and transport links in a sought after area. Internal viewing is essential.

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### **Porch**

Tile flooring, double glazed windows to front aspect, double glazed door to driveway, double glazed ceiling window, double glazed windows to entrance hallway, UPVC single glazed obscured glass door to entrance hallway.

### **Entrance Hall**

14'4 x 7'6 (4.37m x 2.29m)

Laminate flooring, standing radiator, built in under stairs cupboard, power points, smooth plaster ceiling with coving

### **WC**

Laminate flooring, door to garage, close coupled WC, vanity unit wash hand basin, tiled walls, UPVC ceiling.

### **Kitchen Diner**

17'3 x 15'8 (5.26m x 4.78m)

Karndean flooring, standing radiator, range of base and eye level units with rolltop worksurfaces, space and plumbing for fridge freezer, washing machine, dishwasher, tumble dryer, electric oven with gas hob and extractor hood over, tiled splashback, inset ceramic sink and drainer unit, power points, 2x double glazed window to side aspect, double glazed stable door to side access, single glazed double folding doors to lounge, smooth plastered ceiling with coving.

### **Lounge**

15'55 x 15'78 (4.57m x 4.57m)

Karndean flooring, 2x standing radiators, double glazed french doors to patio and rear garden, iron woodburner fireplace, power points, smooth plaster ceiling with coving.

### **Landing**

Carpeted, loft hatch to boarded loft, smooth plaster ceiling with coving.

### **Bedroom 1**

15'93 x ' 12 (4.57m x ' 3.66m)

Carpeted, 2x double glazed windows to rear aspect, 2x standing radiators, power points, door to Ensuite, smooth plaster ceiling with coving.

### **Ensuite**

Laminate flooring, low level WC, pedestal wash hand basin, cubicle shower with tiled walls, UPVC ceiling.

### **Bedroom 2**

15'71 x 9'31 (4.57m x 2.74m)

Carpeted, 2x double glazed windows to front aspect, built in cupboard, power points, 2x radiator, smooth plaster ceiling.

### **Bedroom 3**

12'56 x 9'14 (3.66m x 2.74m)

Carpeted, double glazed window to side aspect, power points, radiator, built in cupboard, smooth plaster ceiling.

### **Bathroom**

9'49 x 7'99 (2.74m x 2.13m)

Laminate flooring, double glazed obscured window to side aspect, low level WC, vanity unit wash hand basin, tile panelled bath, 1.5 cubicle shower, heated towel rail, UPVC ceiling.

### **Garage**

13'74 x 7'53 (3.96m x 2.13m)

Concrete flooring, power points, power mains with electrical and gas meters, UPVC double doors to driveway.

### **Rear Garden**

Concrete slab patio area, concrete slab path down to outbuilding and shed, planted borders with a variety of plants and shrubs, remainder laid to lawn.

### **Outbuilding**

26'76 x 8'81 (7.92m x 2.44m)

Split into Gym and Games room.

Gym- Wooden flooring, double glazed french doors to garden, internal single glazed door to Games room, double glazed window to side aspect, power points, smooth plaster ceiling.

Games room- Wooden flooring, double glazed obscured glass door to garage, double glazed obscured window to side aspect, power points, smooth plaster ceiling.

### **Front of property**

Paved driveway for 3 cars, double UPVC doors to garage, double glazed entry door to porch.

### **Additional Information**

Tenure: Freehold

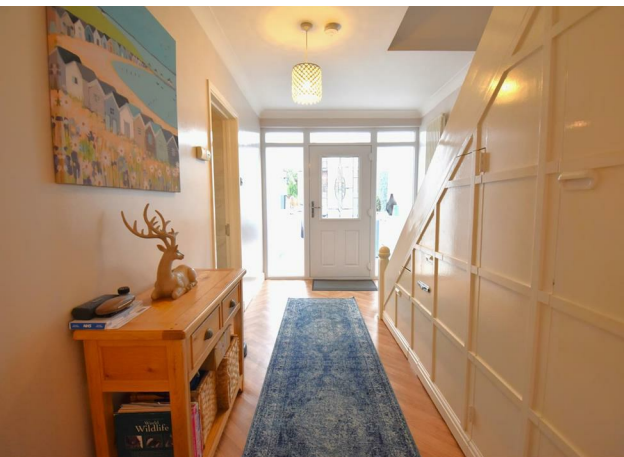
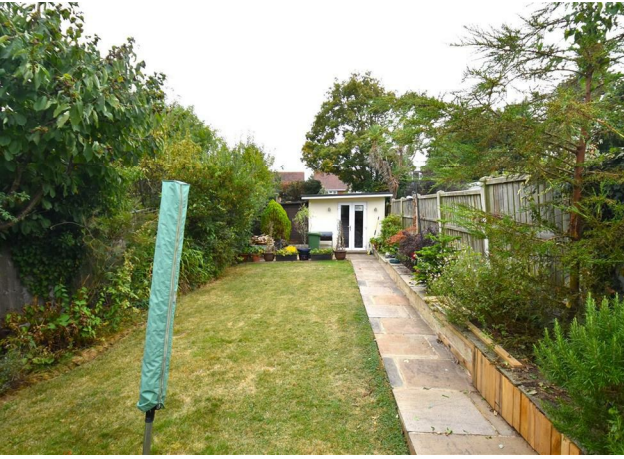
Council: Rochford District Council

Tax Band: D

### **Agents Notes**

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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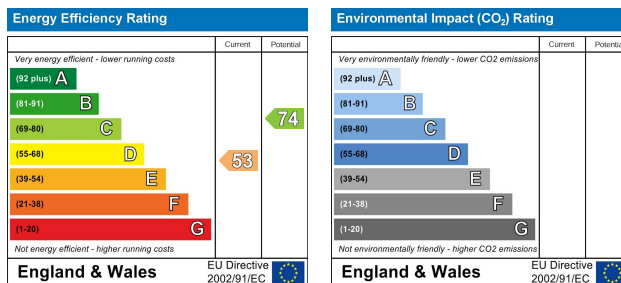
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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