

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Newton Hall Gardens, Rochford, SS43ER
£450,000

Horizon Estate Agents are pleased to offer the sale of this outstanding family home. Recently modernised by its current owners, they have utilised the space brilliantly to gain every inch and make it into their own. With 4 bedrooms to hand, a garage and utility room the property does have it all to offer as well as a superb sized lounge to the rear of the property really opening up the property to its full potential and size. The stunning modern kitchen/dining room area is perfect for hosting and enjoying family time coinciding with the beautiful bay windows to the front of the property letting in plenty of light. Internal viewing is essential.

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Porch

Sliding door to entrance, tiled floor and walls, painted ceiling, door leading to

Hallway

Tiled flooring, radiator, storage cupboard, coving to smooth plastered ceiling, doors to

Kitchen

21'8 x 9 (6.60m x 2.74m)

Tiled floor, double glazed bay window to front aspect, radiator x1, power points x10, range of eye and base level units, rolled worktop surfaces with matching upstand, 4 ring Zanussi hob, stainless steel sink with drainer, integrated fridge, integrated dishwasher, extractor fan, built in oven and grill, coving to smooth plastered ceiling, door leading to

Utility Room

8'3 x 6'8 (2.51m x 2.03m)

Power points x2, boiler

Lounge

17'5 15'3 (5.31m 4.65m)

Oak vinyl flooring, radiator x1, power points x8, TV point, French doors to garden, coving to smooth plastered ceiling.

Landing

Carpet, doors to

Bathroom

7 x 11'9 (2.13m x 3.58m)

Tiled floor and walls, 4 piece suite comprising of, wall mounted sink with vanity unit, close coupled wooden effect W/C, bath, walk in shower, double glazed window to side aspect x2, spotlights, smooth plastered ceiling.

Bedroom 1

9 x 11'4 (2.74m x 3.45m)

Fitted carpet, double glazed window to front aspect, radiator x1, power points x3, coving to smooth plastered ceiling.

Bedroom 2

6'8 x 14'10 (2.03m x 4.52m)

Fitted carpet, radiator x1, double glazed windows to front and rear aspect, power points x2, coving to speckled ceiling.

Bedroom 3

8 x 8'4 (2.44m x 2.54m)

Fitted carpet, radiator x1, double glazed window to rear aspect, power points x2, coving to smooth plastered ceiling.

Bedroom 4

9'3 x 9'6 (2.82m x 2.90m)

Wooden effect lino flooring, x2 double glazed velux windows to rear aspect, radiator x1, eaves storage, smooth plastered ceiling.

Garage

11'3 x 6'9 (3.43m x 2.06m)

Up and over garage door, power points

Garden

Laid artificial lawn, patio area to side.

Front of property

Paved driveway providing off street parking for 2 vehicles

Additional information

Tenure: Freehold

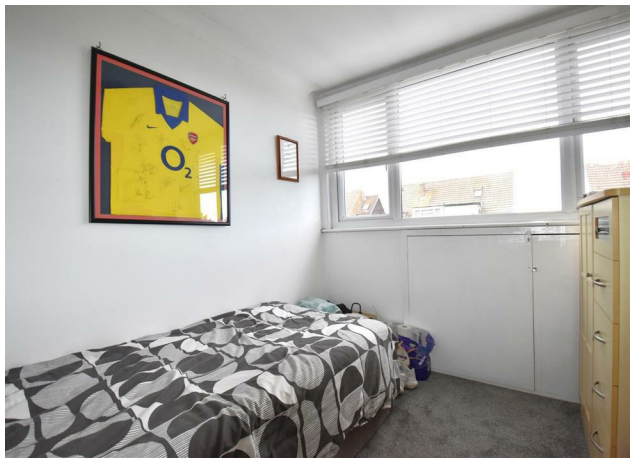
Council: Rochford District Council

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.

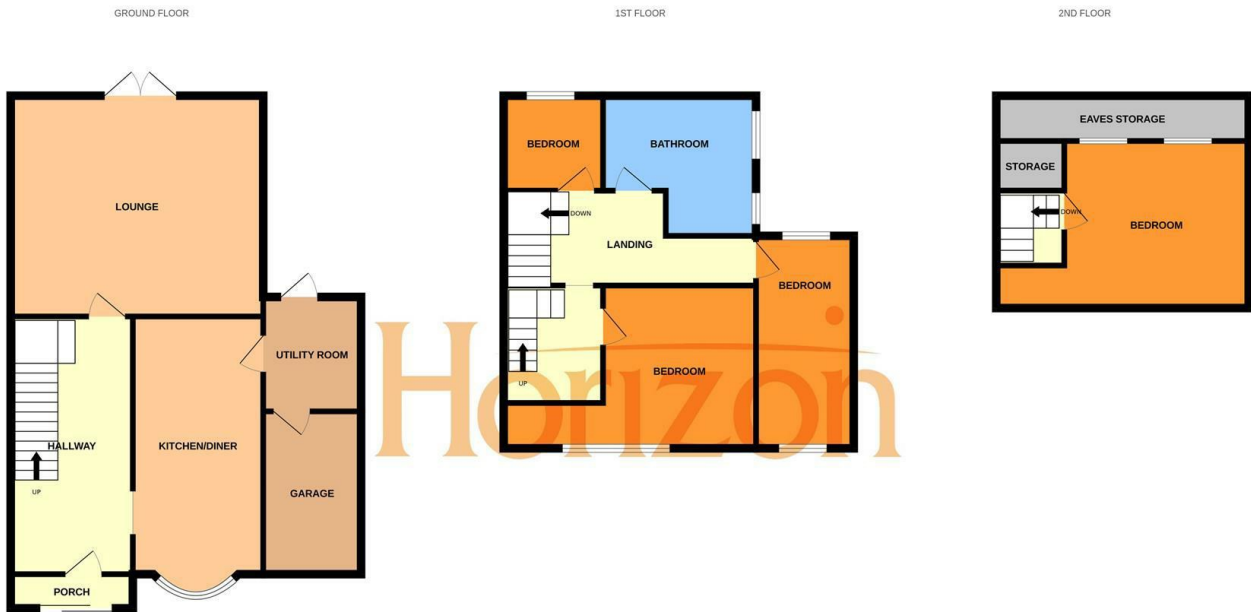


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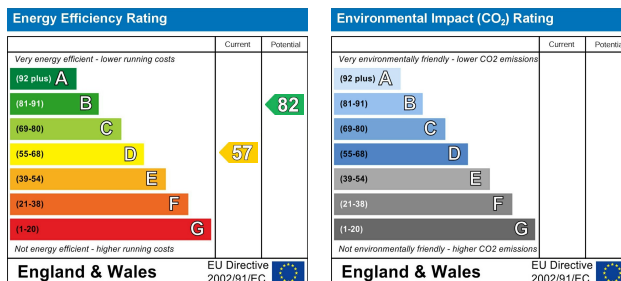
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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