

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Ashingdon Road, Rochford, SS4 1RR £535,000

Horizon Estate Agents are delighted to offer to market this immaculately presented two double bedroom semi-detached bungalow. The property comprises of a modern fitted shower room, a spacious kitchen with integrated appliances, 18'6 x 10'9 lounge and a conservatory. To the rear, a well maintained garden at approximately 140ft in length, laid to lawn with multiple seating areas. The property also benefits from a 23'8 x 22'9 bar/gym, and a 22'4 x 14'8 workshop/storage room. To the front, a gated paved driveway providing ample off-street parking for numerous cars and a garage. Located within walking distance to local schools, transport links and shops. Internal viewing is essential.

sales@horizonstates.co.uk  
horizonstates.co.uk



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### **Entrance**

Obscured UPVC double glazed entry door, UPVC double glazed windows to front and side aspect, tiled flooring, further UPVC obscured double glazed door leading to:

### **Hallway**

Loft hatch, radiator, power points, storage cupboard, tiled flooring, coved smooth plastered ceiling.

### **Lounge**

18'6 x 10'9 (5.64m x 3.28m)

UPVC double glazed French Doors to rear garden, UPVC double glazed to rear aspect, double glazed skylight, log burner with feature fireplace surround, radiator, power points, tiled flooring, coved smooth plastered ceiling.

### **Kitchen**

16'10 x 9'3 (5.13m x 2.82m)

Range of eye and base level units with marble effect work surfaces over, inset stainless steel sink drainer unit, integrated 5 ring gas hob with extractor hood over, integrated microwave, integrated oven and grill, integrated dishwasher, integrated washing machine, space for fridge freezer, breakfast bar, UPVC double glazed windows to front and rear aspect, UPVC double glazed French Doors to Conservatory, double glazed skylight, radiator, power points, tiled flooring, smooth plastered ceiling.

### **Bedroom One**

13'8 x 10'10 (4.17m x 3.30m)

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

### **Bedroom Two**

12'1 x 9'11 (3.68m x 3.02m)

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

### **Shower Room**

Three piece suite comprising of a shower unit with rainfall shower, cove vanity wash hand basin, low level W.C. fitted storage units, heated towel rail, obscured UPVC double glazed window to side aspect, partly tiled walls, tiled flooring, coved smooth plastered ceiling.

### **Conservatory**

16'10 x 12'1 (5.13m x 3.68m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to side and rear aspects, radiator, power points, tiled flooring.

### **Rear Garden**

140ft Rear garden, Paved patio seating area, laid to lawn with tree and shrub borders, a Wendy House, a Summer House, further decked seating area, side access leading to the garage and the front of the property.

### **Bar/Gym**

23'8 x 22'9 (7.21m x 6.93m)

Integrated bar area, log burner, UPVC double glazed windows to front and side aspects, power points, wood effect flooring, further door leading to an enclosed storage area.

### **Workshop/Storage Room**

22'4 x 14'8 (6.81m x 4.47m)

UPVC double glazed windows to front aspect, power points, smooth plastered ceiling.

### **Front of Property**

Gated paved driveway providing ample off-street parking for numerous vehicles. Garage with up and over door and power points.

### **Additional information**

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

In accordance with the 1979 Estate Agency act, please be advised that the owners of this property are related to an employee of Horizon Estate Agents Ltd.

### **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.





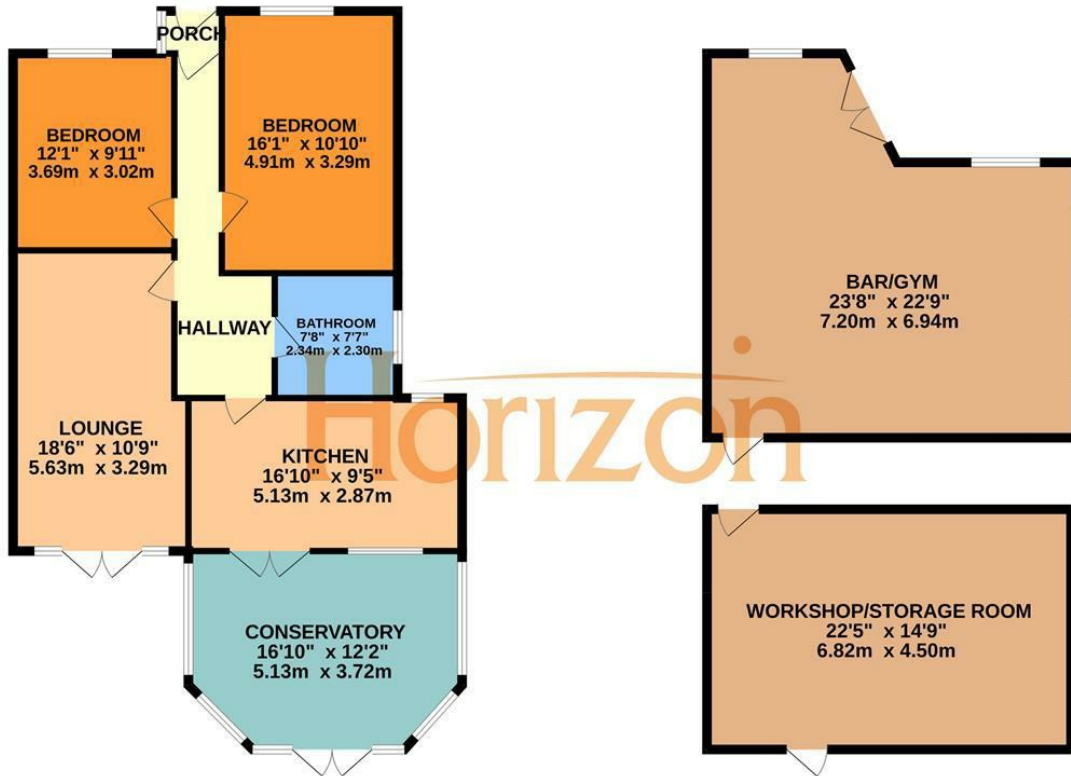
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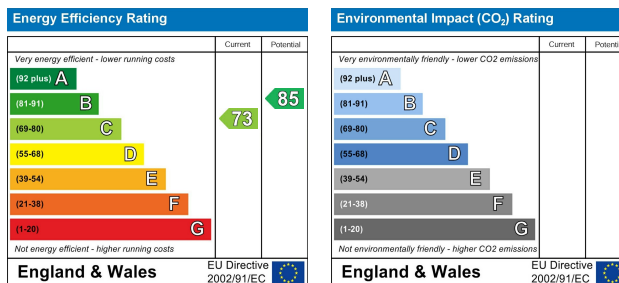
your local property experts

GROUND FLOOR  
1772 sq.ft. (164.7 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.7 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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