

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1RR

£490,000

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. Offers Invited. Internal viewing is essential.

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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

Windows in the loft to the rear of the property.

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.

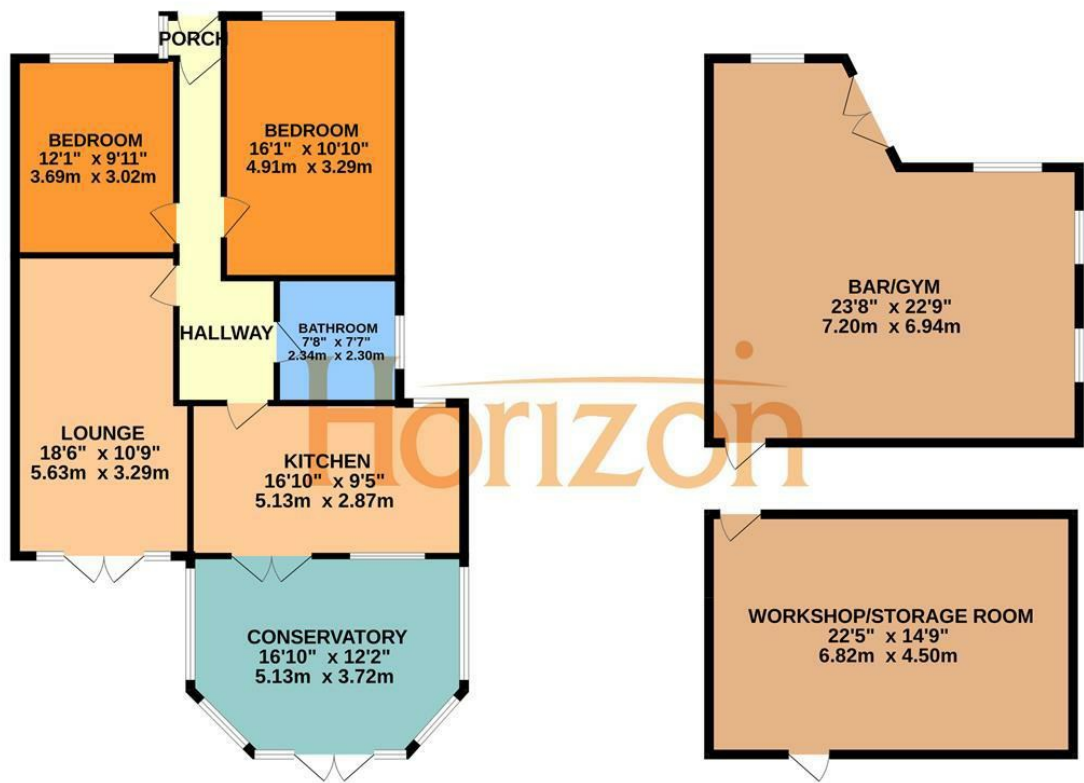
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		85	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C		73	(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
				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.