

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Central Avenue, Rochford, SS4 3BQ £530,000

Horizon Estate Agents have the pleasure in marketing for sale this spacious Three bedroom Detached Bungalow. The property comprises of a large kitchen/dining room, Ensuite to bedroom one, Utility room, family bathroom and a spacious lounge. Further benefits include a paved in and out driveway providing off-street parking for multiple vehicles a large rear garden in excess of 100ft in length, summerhouse/Office with power and lighting and a garage. Located within walking distance of local transport links, schools and shops. Internal viewing is essential.

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rightmove

onTheMarket.com

### Entrance Hall

Upvc obscured double glazed entrance door, coving to smooth plastered ceiling, radiator, power points, carpeted, storage cupboard.

### Lounge

18'2" x 10'4" (5.54m' x 3.15m)

Upvc doubled glazed window to front aspect with bespoke window shutters, coving to smooth plastered ceiling, log burner, radiator, power points, carpeted

### Bedroom Two

10'3" x 8'9" (3.12m' x 2.67m')

Upvc double glazed window to front aspect with bespoke window shutters, coving to smooth plastered ceiling with spotlights, radiator, power points, carpeted.

### Bedroom One

12'9" x 9'9" (3.89m' x 2.97m)

Upvc double glazed window to side aspect with bespoke window shutters, coving to smooth plastered ceiling with spotlights, radiator, power points, carpeted, door too:

### En-suite

Three piece suite comprising walk in shower, vanity unit wash hand basin, w/c, extractor fan, heated towel rail, tiled walls, tiled floors.

### Bathroom

Three piece suite comprising vanity unit wash hand basin, close coupled w/c, panelled bath with shower attachment over, upvc obscured double glazed window to side aspect, coving to smooth plastered ceiling with spot lights, extractor fan, heated towel rail, tiled walls, laminated flooring.

### Bedroom Three

9'2" x 6'9" (2.79m' x 2.06m)

Upvc double glazed window to side aspect with bespoke window shutters, coving to smooth plastered ceiling, radiator, power points, carpeted.

### Kitchen/Diner

21'5" x 11'5" (6.53m' x 3.48m)

A range of eye and base level units with rolled edged working surfaces over, inset sink drainer unit, integrated oven, 4 ring gas hob with extractor hood over, coving to smooth plastered ceiling with spotlights, upvc double glazed skylight with solar blind, upvc double glazed window to rear aspect, upvc doubled glazed bifold doors to rear aspect, radiator, power points, wood affect tiled floors.

### Utility

Eye level units, space and plumbing for appliances, coving to smooth plastered ceiling with spot lights, power points, wood affect tiled floor

### Rear garden

South facing, commencing onto raised patio, with iron railings. Steps down to pathway leading to rear of garden. Two lawn areas. Barked area. Decking to rear. Flower beds and fruit trees with sleeper borders. Summerhouse/Office with power and lighting, carpeted. Side gate providing access to front. potting shed and greenhouse.

### Front of property

In and out paved driveway providing off street parking for multiple vehicles which in turn leads to:

### Garage

Double doors to front, power and lighting, upvc double glazed door to rear garden.

### 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.

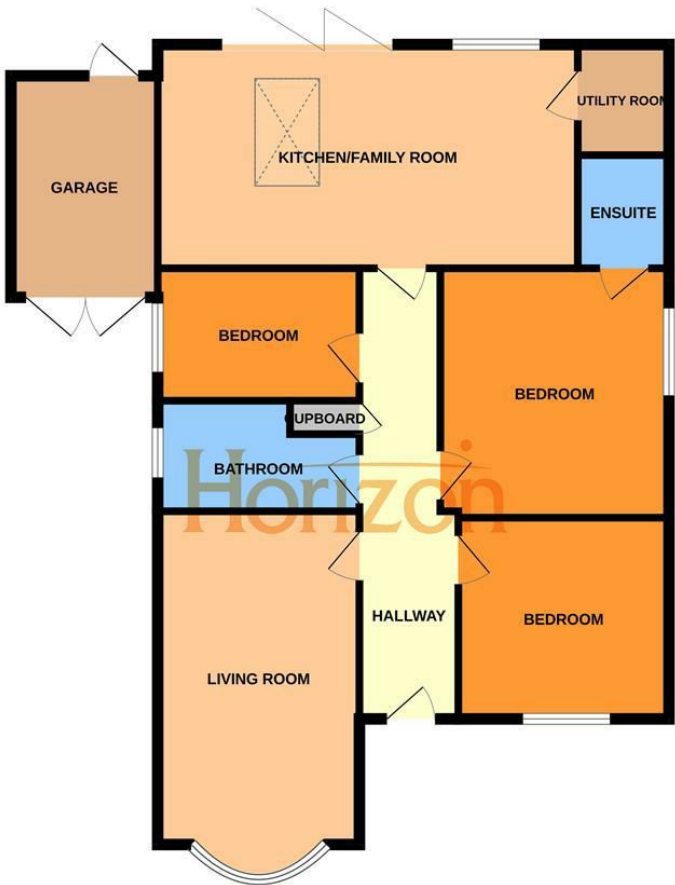




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GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.