

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



New Cottages, East End, Paglesham, SS4 2ED Offers In Excess Of £550,000

Horizon Estate Agents are delighted to bring to market this beautifully presented three bedroom semi detached cottage.

The property is located in the rural village of Paglesham, which is situated on the outskirts of Rochford and has a stunning backdrop of working farmland. The property is full of character and benefits from a 17'1" x 13'3" lounge, 13'9" x 11'1" kitchen and a ground floor cloakroom. Upstairs are three double bedrooms, a spacious bathroom comprising both shower and free standing double ended bath. Further benefits from a utility room, office and a large garage. Early viewing strongly advised.

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Porch

Obscured double glazed entrance door, two double glazed windows to both side aspects, smooth plastered ceiling, exposed brick wall, tiled floors, further double glazed entrance door to;

Dining Room

13'8" x 10'1" (4.17m' x 3.07m')

Upvc double glazed window to front aspect, smooth plastered ceiling, radiator, power points, tiled floors, stairs to first floor, opening to;

Kitchen

13'9" x 11'1" (4.19m' x 3.38m)

A range of eye and base level units with solid marble rolled edged working surfaces over, integrated fridge, integrated dishwasher, integrated freezer, extractor hood, upvc double glazed window to rear aspect, smooth plastered ceiling, power points, tiled floors.

Hallway

Double glazed window to side aspect, double glazed door to rear aspect proving access to rear garden, smooth plastered ceiling.

Cloakroom

Two piece suite comprising wash hand basin, close coupled w/c, obscured double glazed window to rear aspect, smooth plastered ceiling, radiator.

Lounge

17'1" x 13'3" (5.21m' x 4.04m)

Upvc double glazed window to front aspect, upvc double glazed French doors to rear aspect providing access to rear garden, smooth plastered ceiling, wood burner, radiator, power points, wood effect tiled flooring.

Landing

Smooth plastered ceiling, storage cupboard, carpeted, loft access.

Bedroom One

13'3" x 8'9" (4.04m' x 2.67m)

Upvc double glazed window to front aspect, smooth plastered ceiling, fitted wardrobes, radiator, power points, wood flooring.

Bedroom Two

10'7" x 10'1" (3.23m' x 3.07m)

Upvc double glazed window to front aspect, smooth plastered ceiling, built in wardrobe, radiator, power points, carpeted.

Bedroom Three

11'3" x 10'10" (3.43m' x 3.30m)

Two upvc double glazed windows to rear aspect, smooth plastered ceiling, built in wardrobe, radiator, power points, carpeted.

Bathroom

Four piece suite comprising walk in shower cubicle, vanity unit wash hand basin, close coupled w/c, freestanding double ended bath, upvc obscured double glazed window to rear aspect, smooth plastered ceiling, part tiled walls, radiator, tiled floor.

Rear of Property

Commencing a paved patio area, gravel area with stepping stones to office, charming cottage garden.

Utility Room

Double glazed entrance door, double glazed window to side aspect, smooth plastered ceiling, inset sink with mixer tap, space and plumbing for appliances, tiled floors.

Office

Double glazed French doors to side aspect, double glazed windows to side aspect, smooth plastered ceiling, oil boiler, power points, tiled floors.

Front of Property

Paved driveway proving off street parking for multiple vehicles, double gates to further parking and Garage.

Garage

Electric up and over door, skylight, power points, light, fully insulated.

Additional Information

Tenure: Freehold

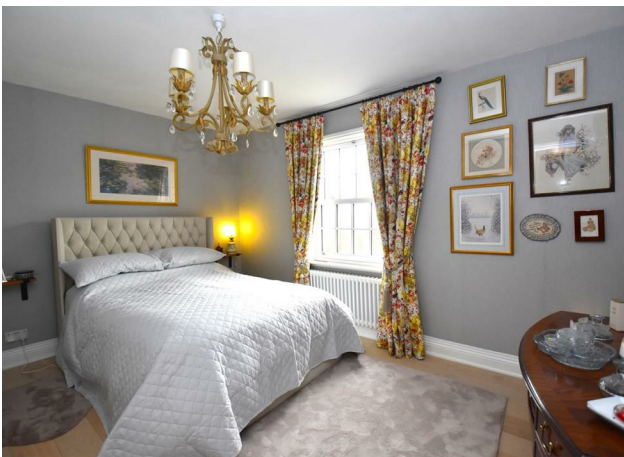
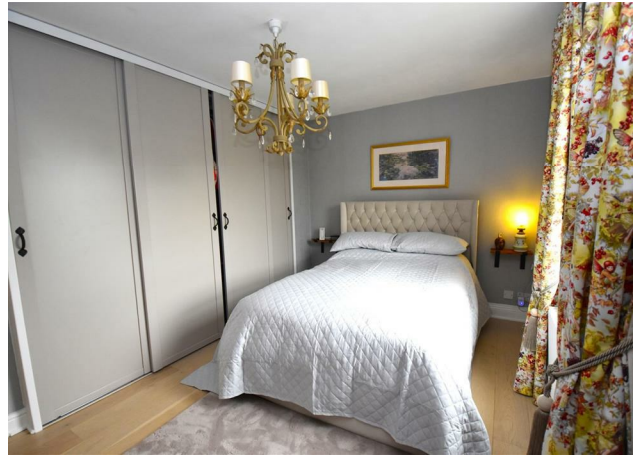
Council: Rochford District Council

Tax Band: B

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.



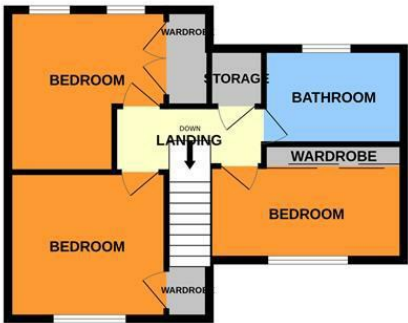
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GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.