

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Rectory Avenue, Ashingdon, SS4 3AT

### Offers In Excess Of £575,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, four bedroom family home, situated on the sought after Rectory Avenue in Ashingdon. The property comprises of four double bedrooms, an en-suite to bedroom one, a family bathroom, ground floor W.C, modern fitted kitchen, spacious lounge, separate dining room and utility room. Further benefits include a paved driveway providing off-street parking for 5 vehicles and a good-sized rear garden with patio and decking seating areas. Located within close proximity to local transport links, local schools and shops. Internal viewing is essential.

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[horizonstates.co.uk](http://horizonstates.co.uk)



rightmove

onTheMarket.com

### Entrance

Entrance to property under storm porch, entry door leading to:

### Hallway

Stairs to first floor, radiator, power points, storage cupboard, Herringbone flooring, coved smooth plastered ceiling.

### W.C.

Two piece suite comprising of a close coupled W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, radiator, Herringbone flooring, smooth plastered ceiling.

### Kitchen

12'3 x 11'6 (3.73m x 3.51m)

Range of eye and base level units with granite work surfaces over, inset composite sink drainer unit, induction hob with extractor fan over, Miele oven, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine. UPVC double glazed window to front aspect, electric underfloor heating, radiator, power points, tiled flooring, boiler, smooth plastered ceiling.

### Lounge

18'2 x 12'3 (5.54m x 3.73m)

UPVC double glazed window to side aspect, UPVC double glazed sliding door to rear garden, radiator, power points, carpeted, smooth plastered ceiling.

### Dining Room

11'3 x 9'6 (3.43m x 2.90m)

UPVC double glazed window to rear aspect, radiator, power points, Herringbone flooring, coved smooth plastered ceiling.

### Utility Room

11'1 x 7'6 (3.38m x 2.29m)

UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, range of base level units, power points, tiled flooring, coved smooth plastered ceiling.

### First Floor Landing

UPVC double glazed window to side aspect, power points, carpeted, loft hatch, smooth plastered ceiling.

### Bedroom One

12'3 x 11'2 (3.73m x 3.40m)

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

### En-Suite

Three piece suite comprising of a shower unit with pump power shower, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, heated towel rail, tiled flooring, partly tiled walls, smooth plastered ceiling.

### Bedroom Two

12'3 x 9'7 (3.73m x 2.92m)

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

### Bedroom Three

11'2 x 9'4 (3.40m x 2.84m)

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

### Bedroom Four

9'5 x 8'1 (2.87m x 2.46m)

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

### Family Bathroom

Three piece suite comprising of an L-shaped bath with pump power shower over, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, heated towel rail, tiled flooring, partly tiled walls, smooth plastered ceiling.

### Rear Garden

South West Facing, commencing with decking area leading to garden laid to lawn, shrub borders, patio seating area, gate providing access to the front of the property.

### Front of Property

Block paved driveway providing off-street parking for 5 vehicles, front garden laid to lawn.

### Additional Information

Tenure: Freehold

Council: Rochford District Council

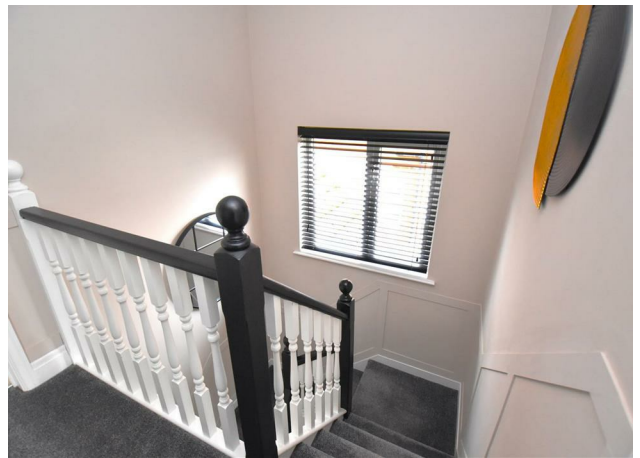
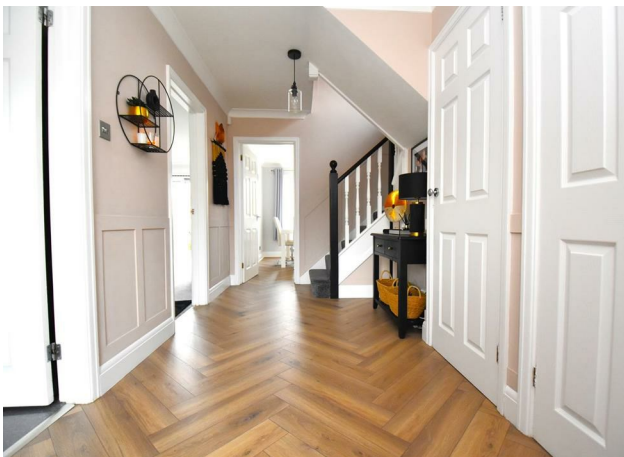
Tax Band: F

### 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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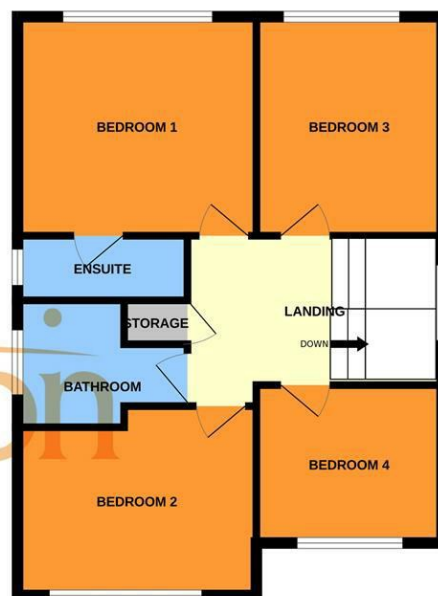
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GROUND FLOOR



1ST FLOOR



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		
(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	83

#### 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.

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