

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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Oaklands Mews, Rochford, SS4 1GE

Offers In Excess Of £400,000

Horizon Estate Agents are pleased to bring to market this well maintained three bedroom semi-detached family home. The property benefits from a spacious lounge, modern fitted kitchen, family bathroom, ground floor W.C and three good-sized bedrooms, with a newly fitted en-suite to the primary bedroom. Further benefits include a garage, two off-street parking spaces and a large rear garden with a fully heated swimming pool, decked seating areas and lawn. Located within close proximity of local schools, transport links, shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Hallway

Frosted double glazed composite entry door, radiator, power points, laminate flooring, smooth plastered ceiling.

W.C.

Two piece suite comprising of a low level W.C, wash hand basin, obscured double glazed window to front aspect, radiator, tiled flooring, textured ceiling

Lounge

17'7 x 12'3 (5.36m x 3.73m)

Double glazed bay window to front aspect, x2 radiators, power points, electric fireplace, wood effect flooring, smooth plastered ceiling.

Kitchen/Diner

16'2 x 11'3 (4.93m x 3.43m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit, integrated fridge, integrated four ring gas cooker with extractor hood over, integrated dishwasher, space and plumbing for washing machine, double glazed French Doors to rear garden, double glazed window to rear aspect, double glazed door to side, larder cupboard, radiator, power points, tiled flooring, smooth plastered ceiling.

Landing

Double glazed window to side aspect, airing cupboard, loft hatch, power points, carpet, textured ceiling.

Bedroom One

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to rear aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

En-Suite

Three piece suite comprising of a shower unit, wash hand basin with vanity unit, low level W.C, tiled walls and flooring, heated towel rail, smooth plastered ceiling.

Bedroom Two

11'2 x 9'0 (3.40m x 2.74m)

Double glazed window to front aspect, radiator, power points, wood effect flooring, textured ceiling.

Bedroom Three

8'6 x 6'9 (2.59m x 2.06m)

Double glazed window to rear aspect, radiator, power points, laminate flooring, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, wash hand basin with vanity unit, low level W.C, obscured double glazed window to front aspect, radiator, partly tiled walls, tiled flooring, textured ceiling.

Rear Garden

Decked seating area, fully heated swimming pool with surrounding decked seating area, laid to lawn, side double gate providing rear parking for 1 car, garage.

Front of Property

Front garden laid to lawn

Parking

Off-street allocated parking to side of property for 2 vehicles.

Additional Information

Tenure: Freehold

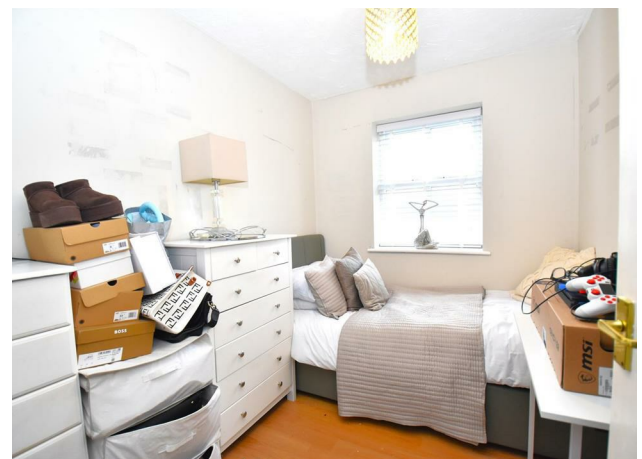
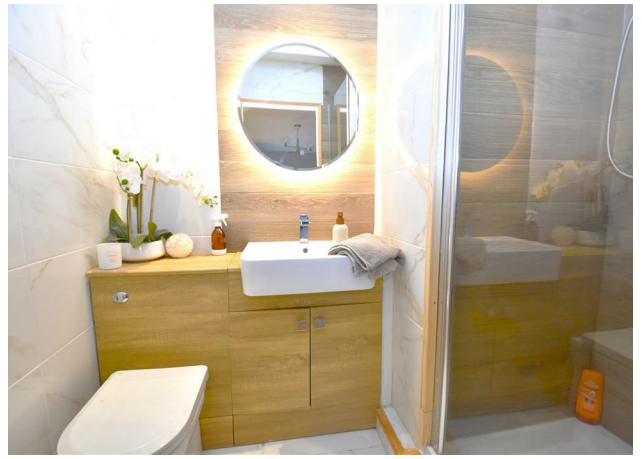
Council: Rochford District Council

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.



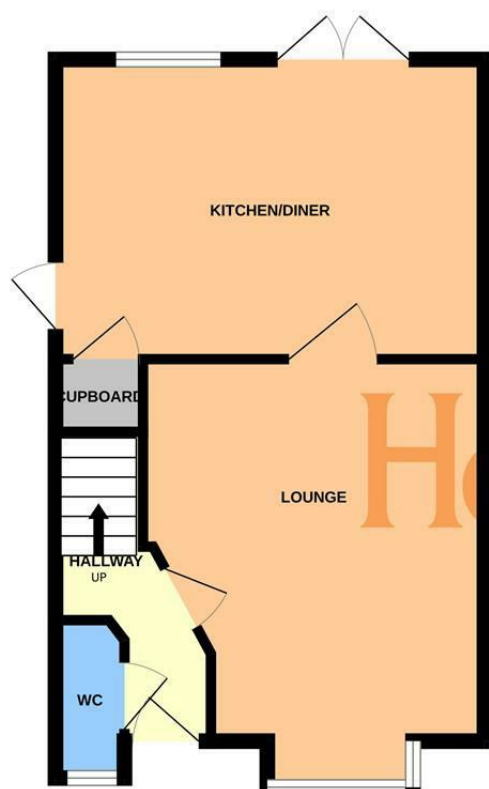
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GROUND FLOOR



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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.

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