01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
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Newton Hall Gardens, Rochford, SS4 3ER
Guide Price £400,000

GUIDE PRICE £400,000-£415,000

Horizon Estate Agents are delighted to offer to market this modern and well maintained three bedroom semi-detached family home. The property comprises of three good-sized bedrooms, a recently fitted bathroom suite, fitted kitchen, a dining room, 14'6 x 11'4 lounge, conservatory and a ground floor cloakroom. Further benefits include under floor heating, a good-sized rear garden and a paved driveway providing off-street parking for up to 3 cars. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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Hallway
Obscured UPVC double glazed entry door, UPVC double glazed window, under stairs storage cupboard, radiator, power points, porcelain tiled flooring, under floor heating, coved smooth plastered ceiling.

Ground Floor Cloakroom
Two piece suite comprising of a low level W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, partly tiled walls, porcelain tiled flooring, underfloor heating, coved smooth plastered ceiling.

Kitchen
13'2 x 9'9 (4.01m x 2.97m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, filter water tap, freestanding 4 ring electric cooker with extractor hood over, space for fridge freezer, space and plumbing for dishwasher and washing machine, space for tumble dryer, UPVC double glazed window to rear aspect, obscured UPVC double glazed window door to side aspect, power points, porcelain tiled flooring, underfloor heating.

Dining Room
11'3 x 8'4 (3.43m x 2.54m)
UPVC double glazed window to front aspect, radiator, power points, porcelain tiled flooring, under floor heating, coved smooth plastered ceiling, opening to:

Lounge
14'6 x 11'4 (4.42m x 3.45m)
UPVC double glazed sliding door to rear, radiator, power points, porcelain tiled flooring, under floor heating, coved smooth plastered ceiling.

Conservatory
11'7 x 8'6 (3.53m x 2.59m)
UPVC double glazed windows to rear and side aspects, UPVC double glazed French Doors to side, power points, wood effect flooring.

First Floor Landing
UPVC double glazed window to front aspect, power points, carpeted.

Bedroom One
13'6 x 11'2 (4.11m x 3.40m)
UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom Two
11'4 x 7'8 (3.45m x 2.34m)
UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom Three
9'7 x 8'2 (2.92m x 2.49m)
UPVC double glazed window to rear aspect, storage cupboards, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

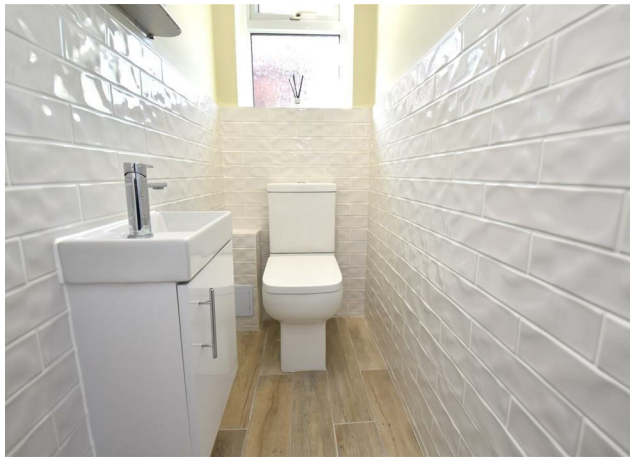
Bathroom
Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, tiled walls and flooring, underfloor heating, heated towel rail, smooth plastered ceiling.

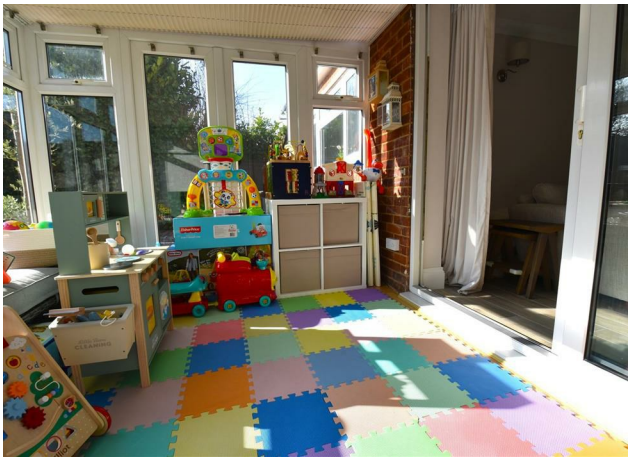
Rear Garden
Fully paved patio area, tree and shrub borders, shed, side access to the front of the property.

Front of the Property
Paved driveway providing off-street parking for 3 cars, front garden paid to lawn, side access to the rear of the property.

Additional Information
Tenure: Freehold
Council: Rochford District Council
Tax Band: C

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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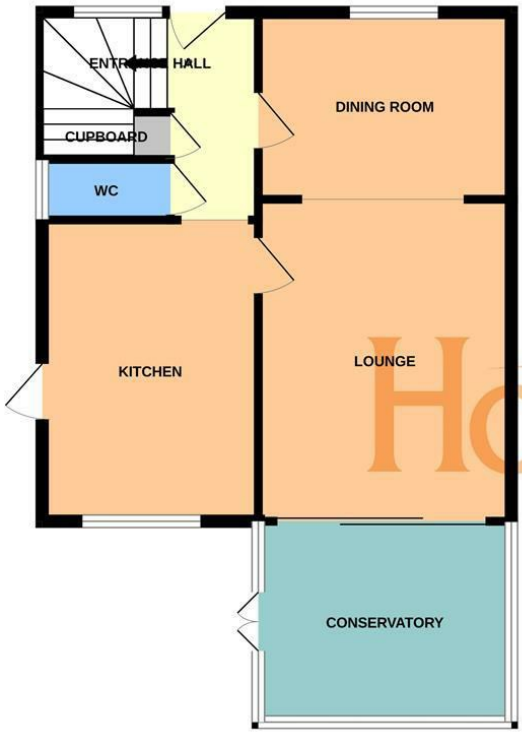
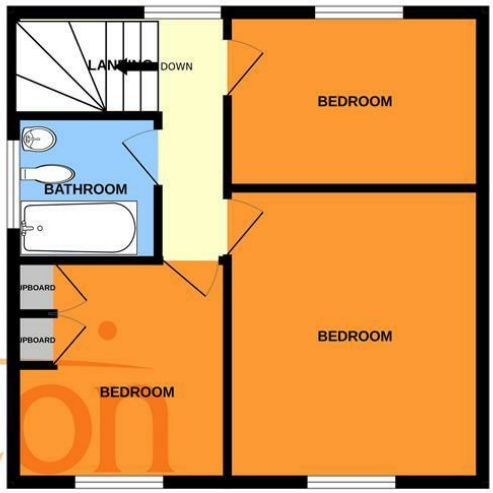
GROUND FLOOR



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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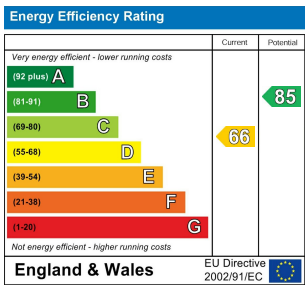

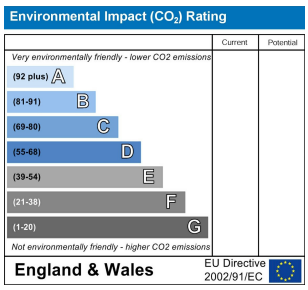

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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