

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Princess Gardens, Rochford, SS4 3BL

Guide Price £475,000

GUIDE PRICE £475,000-£485,000

Horizon Estate Agents are pleased to offer to market this modern and spacious five bedroom semi-detached family home. The property comprises of five good-sized bedrooms, a 22'5 x 8'6 kitchen, a 28'7 x 10'5 lounge diner, a newly fitted shower room suite and a ground floor W.C. Further benefits include a a garage, a games/music room, a log cabin, a large rear garden with decked seating area and a driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. NO ONWARD CHAIN.

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rightmove

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Hallway

Composite double glazed entry door, power points, wood effect flooring, coved textured ceiling

Bedroom

8'6 x 8'1 (2.59m x 2.46m)

UPVC double glazing to front aspect, radiator, wood effect flooring, power points, coved textured ceiling

Bedroom

13'5 x 10'1 (4.09m x 3.07m)

UPVC double glazing to front aspect, radiator, carpeted, power points, coved textured ceiling

Kitchen

22'5 x 8'6 (6.83m x 2.59m)

Comprising a range of fitted eye and base level units with work surfaces over, inset stainless steel sink unit with mixer tap, space for cooker, extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, UPVC double glazing to side aspect, UPVC double glazed door with access to rear garden, 2 radiators, power points, wood effect flooring, smooth coved ceiling

Lounge/Diner

28'7 x 10'5 (8.71m x 3.18m)

UPVC double glazed double doors with access to rear garden, 2 radiators, power points, carpeted, smooth coved ceiling

WC

Two piece suite comprising a low level WC, wash hand basin, radiator, tiled walls, wood effect flooring

Landing

Obscured double glazing to side aspect, carpeted, textured coved ceiling

Bathroom

8'8 x 6'7 (2.64m x 2.01m)

Three piece suite comprising of a walk-in shower unit, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to rear aspect, storage cupboard, tiled flooring, tiled walls, smooth plastered ceiling.

Bedroom

14'9 x 9'7 (4.50m x 2.92m)

UPVC double glazing to rear aspect, radiator, power points, carpeted, coved textured ceiling

Bedroom

10'7 x 8'6 (3.23m x 2.59m)

UPVC double glazing to front aspect, storage cupboard, radiator, power points, carpeted, coved textured ceiling

Bedroom

10'2 x 6'2 (3.10m x 1.88m)

UPVC double glazing to front aspect, radiator, storage cupboards, power points, carpeted, coved textured ceiling

Rear Garden

Commencing with large decked seating area, garden laid to lawn, patio area, shed, side access to the front of the property, access to:

Log Cabin

12'5 x 12'4 (3.78m x 3.76m)

Double glazed French Doors to front, double glazed windows to front, air conditioning unit, power points, wood effect flooring.

Garage

22'8 x 7'4 (6.91m x 2.24m)

Up and over door, wooden single glazed door to side, power points, opening to:

Games/Music Room

11'2 x 7'4 (3.40m x 2.24m)

85% sound proofed, UPVC double glazed window to rear aspect, power points, wood effect flooring, smooth plastered ceiling.

Front of the Property

Driveway providing off-street parking for several vehicles, side access to the rear of the property.

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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	55		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.