

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Holt Farm Way, Rochford, SS4 1SA

Guide Price £475,000

****Guide Price £475,000 - £500,000****

Horizon Estate Agents are pleased to present this spacious Five Bedroom Detached Chalet located in the sought after Holt Farm Estate. This property comprises of Five double bedrooms an 18'9' x 10'4' Lounge, Dining room and conservatory. Further benefits are a ground floor shower room and off street parking for multiple vehicles. Internal viewing is essential.

sales@horizonstates.co.uk
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Entrance

Obscured double glazed entrance door leading to:

Hallway

Coving to textured ceiling with down lights, power points, radiator, stairs to first floor, wood effect flooring.

Lounge

18'9" x 10'4" (5.72m' x 3.15m)

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, wood effect flooring.

Dining Room

12'4" x 10'4" (3.76m' x 3.15m)

Upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, wash hand basin, wood effect flooring, double glazed door leading to:

Conservatory

7'7" x 7'5" (2.31m' x 2.26m)

Two double glazed windows to side aspects, wood effect flooring, double glazed French door leading to rear garden.

Kitchen

12'4" x 8'1" (3.76m' x 2.46m')

A range of eye and base level units with rolled edged working surfaces over, inset stainless steel sink and drainer unit, integrated gas hob with extractor over, double oven, space and plumbing for appliances, upvc double glazed window to rear aspect, coving to textured ceiling with down lights, part tiled walls, power points, tiled floor, wood panelled door leading to:

Bedroom Two

13'3" x 11'2" (4.04m' x 3.40m')

Upvc double glazed bi-fold doors leading to garden, smooth plastered ceiling, radiator, power points, wood effect flooring.

Bedroom Five

12'8" x 7'3" (3.86m' x 2.21m)

Upvc double glazed window to front aspect, smooth plastered ceiling with spotlights, loft access, power points, radiator, carpeted.

Shower Room

Three piece suite comprising shower cubicle, vanity wash hand basin, low level w/c, stainless steel towel rail, smooth plastered ceiling, tiled walls, tiled flooring.

First Floor Landing

Double glazed window to side aspect, carpeted, doors leading to:

Bedroom One

14' 5" x 10' 5" (4.27m 1.52m' x 3.05m 1.52m)

Double glazed window to front aspect, radiator, power points, coving to smooth plastered ceiling, carpeted.

Bedroom Three

12'5" x 7'4" (3.78m' x 2.24m')

Double glazed window to rear aspect, radiator, power points, eaves cupboard, coving to ceiling, carpeted.

Bedroom Four

9'5" x 9'4" (2.87m' x 2.84m)

Double glazed window to rear aspect, radiator, power points coving to ceiling, carpeted

Bathroom

Three piece suite comprising vanity unit wash hand basin, close coupled w/c, panelled bath with shower attachment over, The obscured double glazed windows to side aspect, part tiled walls, heated towel rail, laminated flooring

Rear of Property

Patio area, artificial grass, shed to remain, trees, shrub and flower borders, gated side access.

Front of Property

Off street parking for multiple vehicles, remainder laid to lawn, trees and bushes to borders.

Additional Information

Tenure: Freehold

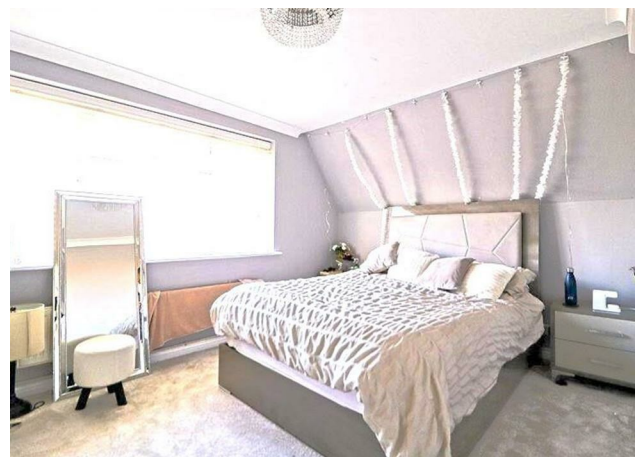
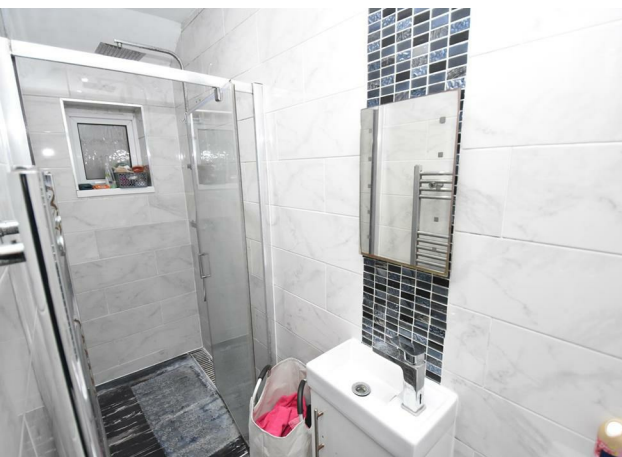
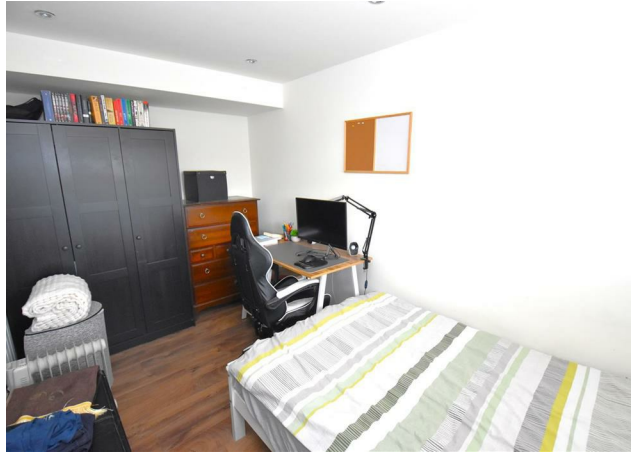
Council: Rochford District Council

Tax Band: D

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
882 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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			(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	
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ 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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