

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Avenue, Rochford, SS4 3AW Offers In Excess Of £400,000

Horizon Estate Agents are delighted to offer to market this modern and refurbished, three bedroom semi-detached family home. The property comprises of three double bedrooms, a newly fitted kitchen with integrated appliances, a 22'3 x 10'1 lounge and a bathroom suite. Further benefits include a fitted security system, a rear garden with seating areas and a paved driveway providing off-street parking for three cars. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

onTheMarket.com

Hallway

UPVC frosted double glazed entry door, obscured UPVC double glazed window to side aspect, wood effect flooring, smooth plastered ceiling.

Lounge

22'3 (into bay) x 10'1 (6.78m (into bay) x 3.07m)

UPVC double glazed bay window to front aspect, UPVC double glazed bi-fold door to rear garden, radiator, power points, wood effect flooring, coved smooth plastered ceiling, opening to:

Kitchen/Diner

20'8 x 10'9 (6.30m x 3.28m)

Range of eye and base level units with work surfaces over, composite sink and drainer unit with mixer tap, 5 ring gas hob with extractor hood over, integrated oven and grill, integrated fridge freezer, integrated dishwasher, storage cupboard with space for the tumble dryer and plumbing for the washing machine, further storage cupboard, UPVC double glazed window to rear aspect, radiators, power points, wood effect flooring, smooth plastered ceiling.

First Floor Landing

Loft hatch, airing cupboard, power points, carpeted, smooth plastered ceiling.

Bedroom One

12'5 x 12'2 (3.78m x 3.71m)

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

Bedroom Two

12'5 x 9'11 (3.78m x 3.02m)

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

Bedroom Three

10'11 x 8'7 (3.33m x 2.62m)

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

Bathroom

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C, obscured UPVC double glazed windows to rear aspect, tiled flooring, partly tiled walls, smooth plastered ceiling.

Rear Garden

Laid to lawn with flower bed border, paved patio seating area, decked seating area with pergola over, side access to the front of the property.

Front of Property

Paved driveway providing off-street parking for 3 cars, small garage providing storage space with electric up and over door.

Additional Information

Tenure: Freehold

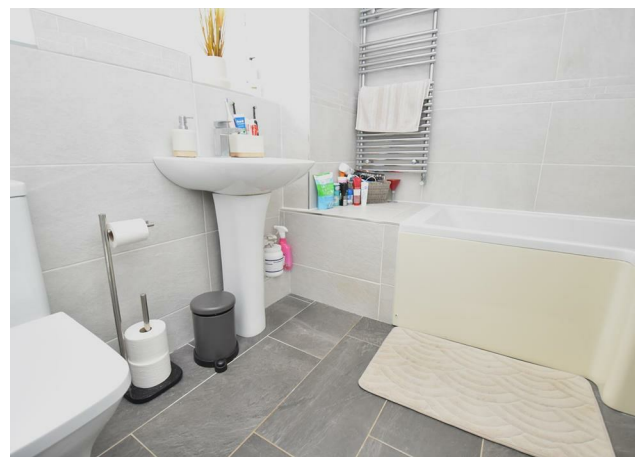
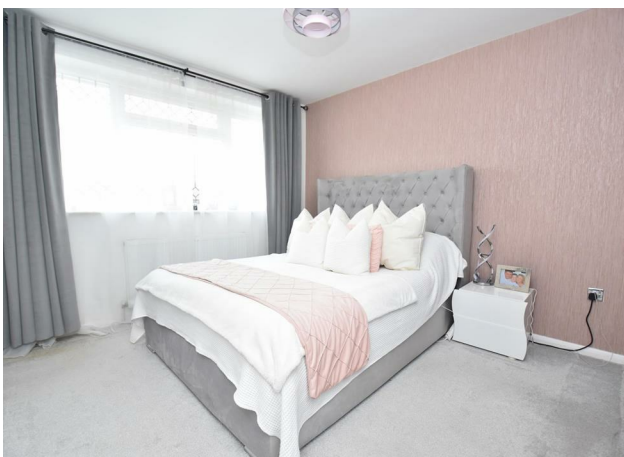
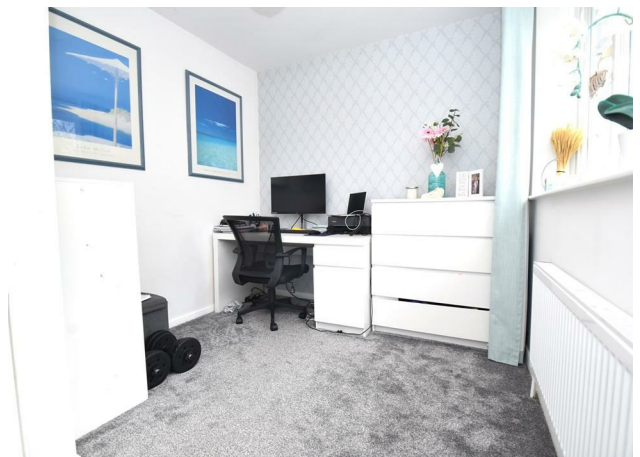
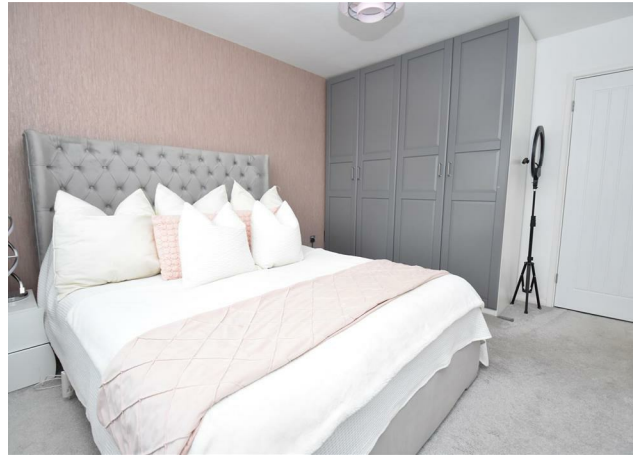
Council: Rochford District Council

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.

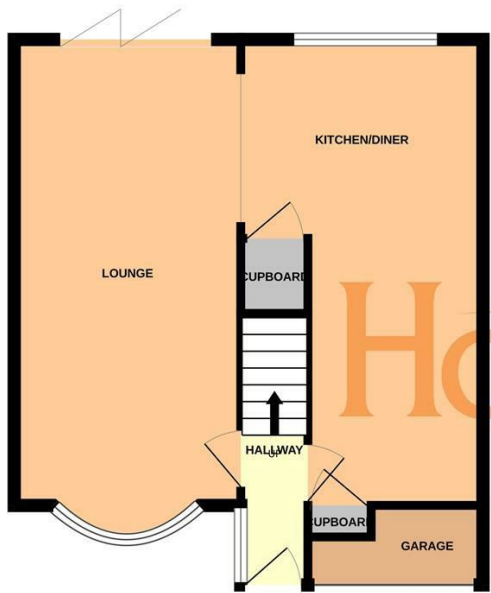
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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.
Made with Metropix ©2025

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			(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			Not environmentally friendly - higher CO ₂ emissions		
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.