

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



York Road, Rochford, SS4 3HG

£515,000

Horizon Estate Agents are pleased to bring to market this spacious five bedroom detached house, situated in the popular village of Ashingdon. The property comprises of five double bedrooms, one with an en-suite, a 26'3" x 13'3" lounge/diner, a spacious kitchen, a downstairs W.C and a family bathroom to the first floor. Further benefits includes a driveway with space for multiple vehicles and a secluded rear garden. Located within walking distance of local schools, amenities and transport links. Internal viewing is essential.

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rightmove

onTheMarket.com

Porch

Obscured double glazed entrance door

Entrance Hall

Upvc obscured double glazed entrance door, coving to textured ceiling, storage cupboard, radiator, power points, carpeted.

W/C

Comprising close coupled W.C, vanity unit wash hand basin, upvc obscured double glazed window to side aspect, coving to textured ceiling, tiled flooring.

Bedroom Five

15'6" x 8'3" (4.72m x 2.51m)

Upvc double glazed window to front aspect, coving to smooth plastered ceiling with spotlights, radiator, power points, laminated flooring.

Lounge/Diner

26'3" x 13'3" (8.00m x 4.04m)

Upvc double glazed window to front aspect, coving to textured ceiling, feature fireplace, radiator, power points, carpeted, upvc double glazed patio door leading to:

Conservatory

14'6" x 9'1" (4.42m x 2.77m)

Upvc double glazed windows to rear and side aspects, upvc double glazed French doors leading to rear garden, power points, laminated flooring.

Kitchen

12'3" x 10'3" (3.73m x 3.12m)

A range of eye and base level units with rolled edged working surfaces over, inset stainless steel sink drainer unit, space and plumbing for appliances, upvc double glazed window to rear aspect, upvc obscured double glazed French door to side aspect, coving to textured ceiling, part tiled walls, power points, laminated flooring.

Landing

Upvc obscured double glazed window to side aspect, coving to textured ceiling, loft access, storage cupboard, power points, carpeted.

Bedroom Two

12'9" x 9' (3.89m x 2.74m)

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, carpeted

Bedroom Three

12'9" x 7'8" (3.89m x 2.34m)

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, carpeted

Bathroom

Three piece suite comprising pedestal wash hand basin, close coupled w/c, panelled bath with shower attachment, obscured double glazed window to side aspect, textured ceiling, tiled walls, radiator, tiled flooring.

Bedroom One

11'10" x 11'9" (3.61m x 3.58m)

Upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, carpeted.

Ensuite

Three piece suite comprising, vanity unit wash hand basin, close coupled w.c, walk in shower cubicle, upvc obscured double glazed window to rear aspect, textured ceiling, tiled walls, radiator, tiled flooring.

Bedroom Four

10'5" x 8' (3.18m x 2.44m)

Upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, carpeted.

Rear Garden

Commencing patio area with remainder laid to lawn with flowers and shrubs to borders,

Front of Property

Paved driveway providing off-street parking for multiple vehicles.

Additional Information

Tenure: Freehold

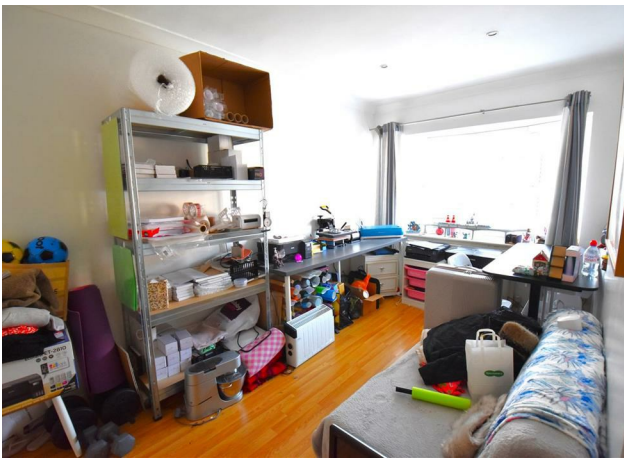
Council: Rochford District Council

Tax Band: E

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.



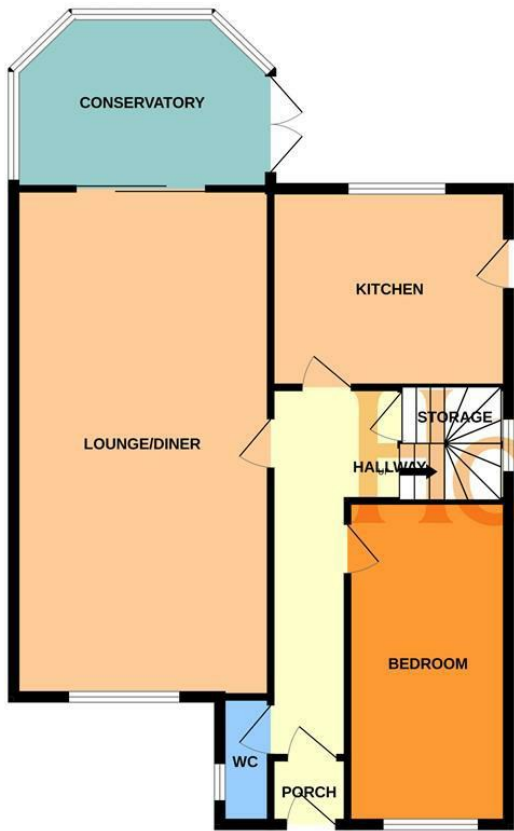
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GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1549 sq.ft. (143.9 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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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