

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Golden Cross Road, Rochford, SS4 3DH
£435,000

Horizon Estate Agents are delighted to offer to market this spacious three bedroom detached family home, located on the sought after Golden Cross Road. The property comprises of three double bedrooms, 15'2 x 9'5 fitted kitchen, lounge, modern dining room, conservatory, utility room and a bathroom suite. Further benefits include a large rear garden in excess of 100ft, a garage and a driveway providing off-street parking for two cars. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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rightmove

onTheMarket.com

Hallway

Obscured UPVC double glazed entry door, obscured UPVC double glazed window to front aspect, radiator, power points, under stairs storage cupboard, carpeted, smooth plastered ceiling.

Dining Room

13'0 x 10'7 (3.96m x 3.23m)

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

Kitchen

15'2 x 9'5 (4.62m x 2.87m)

Range of eye and base level units with work surfaces over, 4 ring gas cooker, ceramic sink drainer unit, integrated oven and grill, space for fridge, space and plumbing for dishwasher, UPVC double glazed window to rear aspect, power points, wood effect flooring, textured ceiling.

Lounge

14'6 x 9'10 (4.42m x 3.00m)

Radiators, power points, wood flooring, smooth plastered ceiling.

Conservatory

9'4 x 6'6 (2.84m x 1.98m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to side and rear aspects, power points.

Utility Room

Space and plumbing for washing machine, obscured UPVC double glazed to side aspect, UPVC double glazed door to rear garden, radiator, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, radiator, obscured UPVC double glazed window to side aspect, tiled walls and flooring, coved smooth plastered ceiling.

First Floor Landing

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

W.C.

Two piece suite comprising of a close coupled W.C, wash hand basin, tiled walls, laminate flooring, smooth plastered ceiling.

Bedroom

12'6 x 9'11 (3.81m x 3.02m)

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, wood flooring.

Bedroom

11'4 x 9'6 (3.45m x 2.90m)

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

Bedroom

10'11 x 9'8 (3.33m x 2.95m)

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

Rear Garden

Excess of 100ft in length, mainly laid to lawn with tree and shrub borders, paved patio seating area, decked seating area, shed, outer building with power points, side access to the front of the property.

Front of Property

Driveway providing off-street parking for 2 cars, garage with up and over door.

Additional Information

Tenure: Freehold

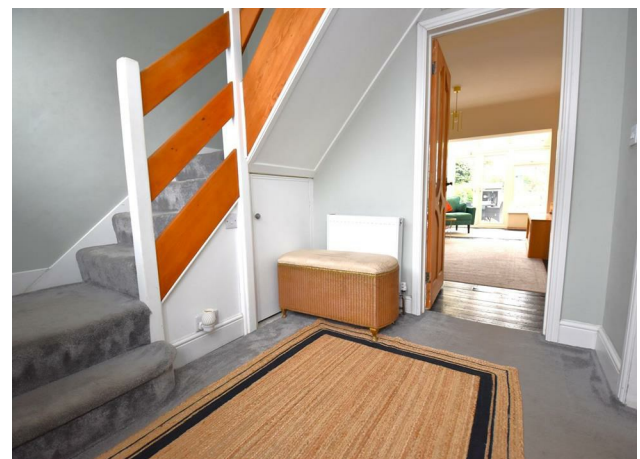
Council: Rochford District Council

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.

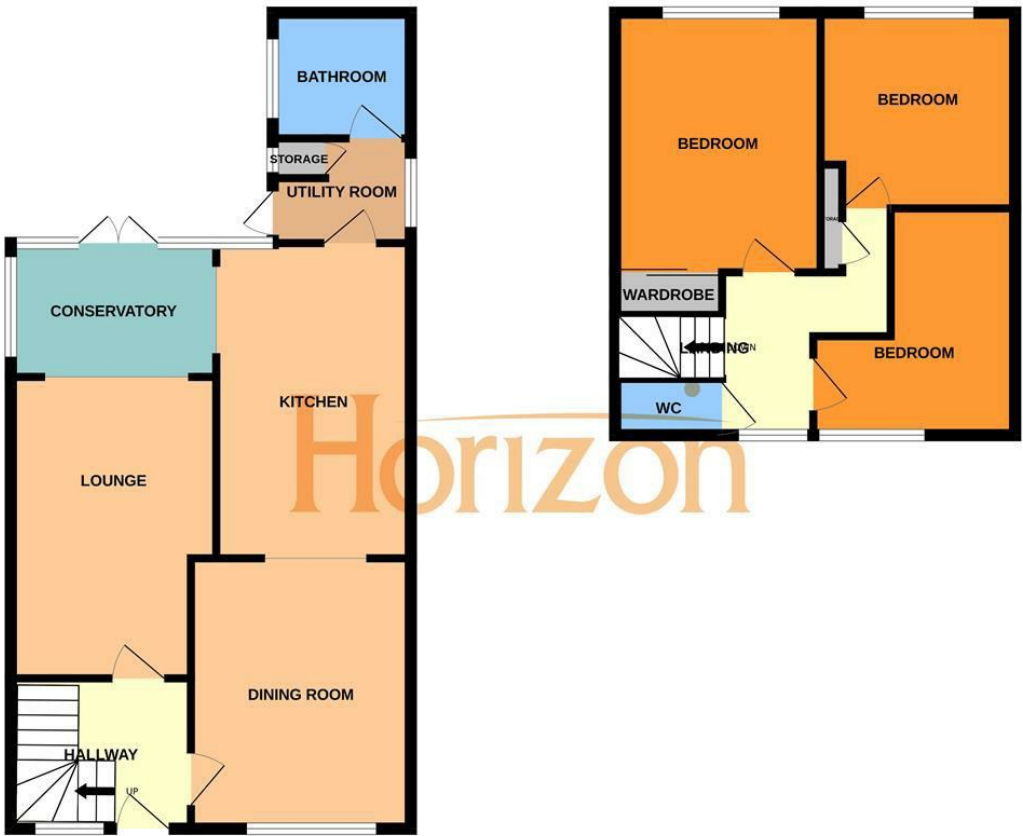


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GROUND FLOOR

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					
(92 plus) A		82	(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		57	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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.