

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



York Road, Rochford, SS4 3HG £525,000

Horizon Estate Agents are delighted to bring to market this modern, well maintained three bedroom detached bungalow situated in a sought after location. The property comprises of three double bedrooms, with an en-suite to the bedroom one, a modern fitted family bathroom, 22'5 lounge and a stunning, spacious open plan kitchen/diner. To the rear, a well presented, south facing garden of approx 90ft, a covered seating area, a courtyard and a garage. To the front of the property, an in and out driveway providing off-street parking for multiple vehicles. Located within close proximity to local schools, transport links, shops and amenities. Internal viewing is essential.

In accordance with the 1979 Estate Agency act, please be advised that the owners of this property are related to an employee of Horizon Estate Agents Ltd.

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rightmove

[onTheMarket.com](https://www.onthemarket.com)

Porch

Composite obscured double glazed front entry door, tiled flooring, further door leading to:

Hallway

Oak doors to all rooms, smooth plastered ceiling. radiator, power points, carpeted.

Bedroom One

15'11 x 11'3 (4.85m x 3.43m)

Double glazed windows to front and side aspects, radiator, power points, carpeted, smooth plastered ceiling.

En-Suite

Three piece suite comprising of a shower unit with rainfall shower, wash hand basin with vanity unit, low level W.C, heated towel rail, tiled flooring, smooth plastered ceiling with spotlights, extractor fan.

Bathroom

Three piece suite comprising of a panelled bath, wash hand basin with vanity unit, low level W.C, obscured double glazed window to side aspect, heated towel rail, storage cupboard, partly tiled walls, tiled flooring, smooth plastered ceiling with spotlights.

Bedroom Three

9'8 x 9'8 (2.95m x 2.95m)

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

Bedroom Two

10'4 x 9'8 (3.15m x 2.95m)

Double glazed window to side aspect, radiator, power points, carpet, smooth plastered ceiling.

Open Plan Kitchen/Diner

17'9 x 16'3 (5.41m x 4.95m)

Range of eye and base level units with quartz work surfaces over, ceramic Butler & Rose sink drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge freezer, four ring electric hob with extractor hood over, breakfast bar island, power points, double glazed windows to rear and side aspect, double glazed door to rear, wood flooring, smooth plastered ceiling with loft access.

Lounge

22'5 x 12'7 (6.83m x 3.84m)

Double glazed window to rear aspect, double glazed sliding door to rear, log burner, radiators, power points, carpeted, smooth plastered ceiling.

Rear Garden & Courtyard

Paved courtyard seating area, access to garage, rear garden mainly laid to lawn, covered seating area, storage shed, side access to front of property.

Front of the Property

Driveway providing off-street parking for 5-6 vehicles, side access to garage and rear of the property.

Additional Information

Tenure: Freehold

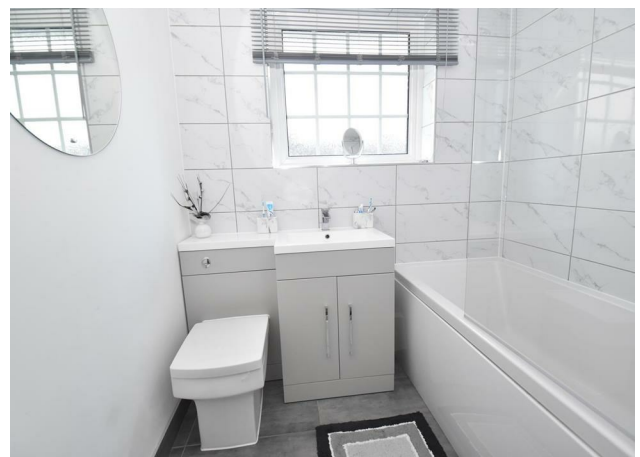
Council: Rochford District Council

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.

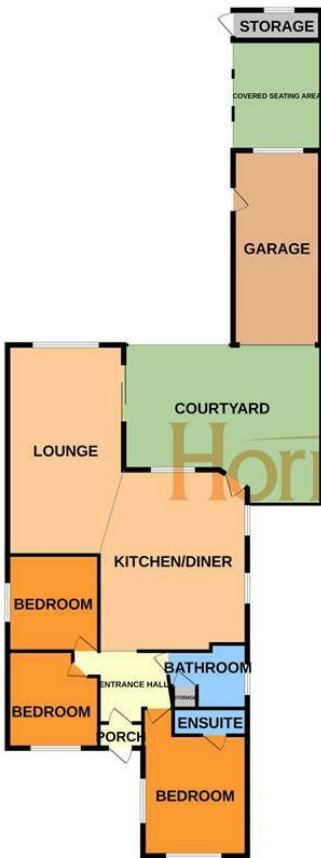
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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GROUND FLOOR
1305 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.2 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	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.