

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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James Drive, Rochford, SS4 1GX £475,000

Horizon Estate Agents are pleased to bring to market this modern and spacious three bedroom semi-detached house. The property comprises of three double bedrooms, en-suite to bedroom one, family bathroom, 16'2 x 14'9 lounge diner, fitted kitchen and ground floor W.C. Further benefits include a good-sized rear garden with a patio seating area, garage and a paved driveway to the front of the property, providing off-street parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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onTheMarket.com

Entrance Hallway

Upvc obscured double glazed entrance door, smooth plastered ceiling, power points, radiator, wood flooring, carpeted stair case to first floor.

Kitchen

11' x 8'11' (3.35m x 2.72m')

A range of eye and base level units with working surfaces over, 4 ring gas hob with extractor over, AEG double oven, inset stainless steel sink drainer unit, integrated fridge freezer, integrated dishwasher, upvc double glazed window to front aspect, smooth plastered ceiling with spotlights, power points, radiator, tiled flooring.

W.C

Two piece suite comprising of a low level W.C, wash hand basin, obscured UPVC double glazed window to front aspect, heated towel rail, wood flooring, smooth plastered ceiling.

Lounge/Diner

16'2' x 14'9 (4.93m' x 4.50m)

Upvc double glazed window to rear aspect, upvc double glazed French doors to rear aspect, smooth plastered ceiling, radiator, power points, storage cupboard, wood flooring.

Landing

Smooth plastered ceiling, loft access, radiator, power points, carpeted.

Bedroom Two

11'5' x 11'3 (3.48m' x 3.43m)

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

Bathroom

Three piece suite comprising of a panelled bath with shower over, wash hand basin, low level W.C, upvc obscured double glazed window to rear aspect, heated towel rail, tiled walls, tiled flooring, smooth plastered ceiling with spotlights.

Bedroom Two

13'1' x 8'9' (3.99m' x 2.67m')

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

Bedroom One

12'8' x 12'5 (3.86m' x 3.78m)

Upvc double glazed window to front aspect, smooth plastered ceiling, radiator, power points, carpeted, door to:

En-Suite

Three piece suite comprising of a walk in shower, wash hand basin, low level W.C, upvc obscured double glazed window to front aspect, smooth plastered ceiling with spotlights, part tiled walls, heated towel rail, tiled flooring.

Garage

Up and over door, upvc double glazed door from garden, power and light.

Rear Garden

commencing patio area with remainder laid to lawn

Front of Property

Off-Street parking, access to garage, side access to rear garden.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

Annual Service Charge: £324.83

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.



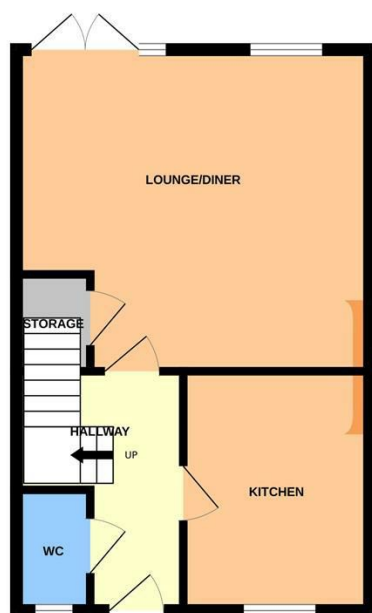
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GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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

	Current	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 (CO₂) 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.

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