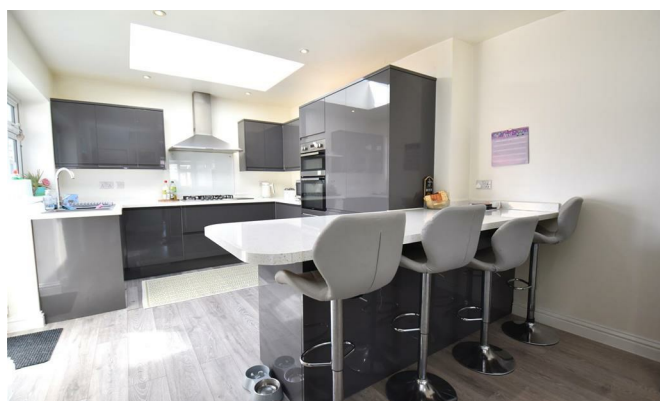


# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Devon Gardens, Rochford, SS4 3AJ

### £415,000

Horizon Estate Agents are delighted to offer to market this modern and spacious four bedroom, semi detached family home. The property comprises of four double bedrooms, a family bathroom, a ground floor W.C, an 18'4 x 9'9 Lounge and an open plan kitchen/dining room providing the perfect entertaining space. Further benefits include a paved driveway for 2-3 cars and an easily maintained rear garden with both decked and paved seating areas and an artificial lawn. Offered with NO ONWARD CHAIN. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



rightmove

onTheMarket.com

### Hallway

Obscured UPVC double glazed entry door, radiator, power points, wood effect flooring, smooth plastered ceiling.

### Bedroom

9'9 x 7'4 (2.97m x 2.24m)

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

### W.C.

Two piece suite comprising of a low level W.C, vanity wash hand basin, wood effect flooring, smooth plastered ceiling.

### Lounge

18'4 x 9'9 (5.59m x 2.97m)

UPVC double glazed French Doors to rear garden, radiator, power points, carpeted, coved smooth plastered ceiling.

### Kitchen

18'7 x 11'10 (5.66m x 3.61m)

Range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, 5 ring gas hob with extractor hood over, integrated oven and grill, integrated fridge freezer, integrated wine fridge, integrated washing machine, breakfast bar, UPVC double glazed door to rear garden, UPVC double glazed window to side aspect, double glazed skylight, storage cupboard, power points, radiator, wood effect flooring, smooth plastered ceiling, opening to:

### Dining Room

16'2 x 7'9 (4.93m x 2.36m)

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

### First Floor Landing

Storage cupboard, power points, carpeted, smooth plastered ceiling.

### Bedroom

12'6 x 10'0 (3.81m x 3.05m)

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

### Bedroom

12'0 x 7'8 (3.66m x 2.34m)

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

### Bedroom

9'7 x 7'8 (2.92m x 2.34m)

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 attachment and rainfall shower over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, vinyl flooring, smooth plastered ceiling.

### Rear Garden

Laid to artificial lawn, decked seating area, paved patio seating area, shed, side access to the front of the property.

### Front of Property

Paved driveway providing off-street parking for 2-3 cars.

### Additional Information

Tenure: Freehold

Council: Rochford District Council

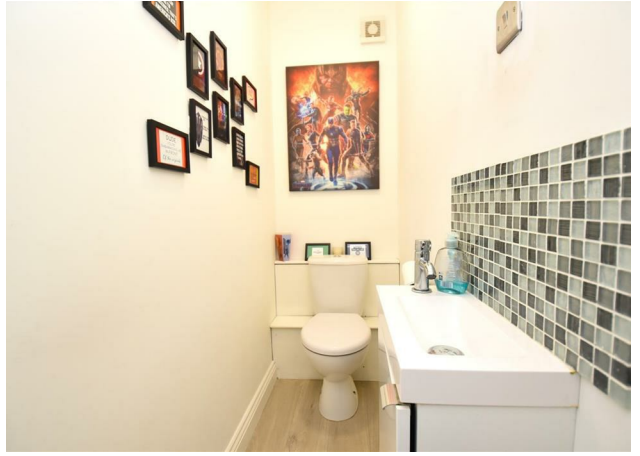
Tax Band: C

### 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.

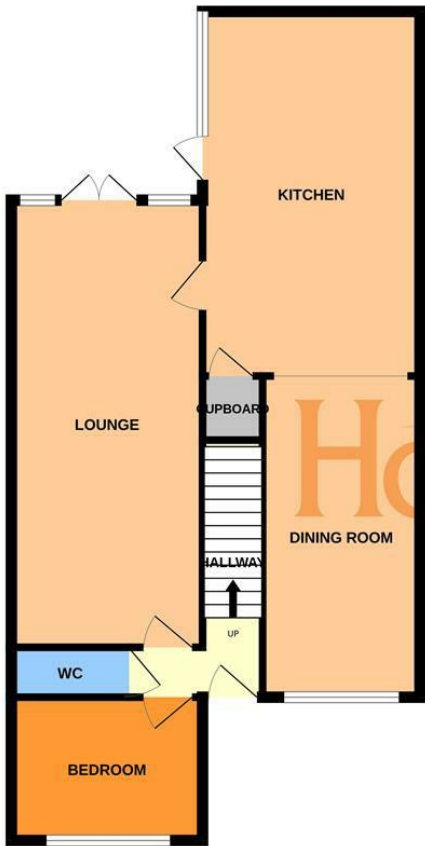




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GROUND FLOOR



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		
	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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.