

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Princess Gardens, Rochford, SS4 3BJ

£345,000

Horizon Estate Agents are delighted to offer to market this well presented, two bedroom semi-detached bungalow, situated in a sought after cul-de-sac. The property comprises of an 11'4 x 11'0 kitchen/diner, 16'8 x 9'8 lounge, a shower room and two good-sized bedrooms. Further benefits include a detached garage, a paved driveway providing off-street parking and well maintained front and rear gardens. Located within close proximity to local shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



Hallway

Obscured double glazed composite entry door, loft hatch, airing cupboard, radiator, power points, carpeted, coved textured ceiling.

Shower Room

Three piece suite comprising of a double shower unit, vanity wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls and flooring, coved textured ceiling.

Bedroom

11'4 (into wardrobe) x 10'1 (3.45m (into wardrobe) x 3.07m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, wood effect flooring, coved textured ceiling.

Bedroom

13'0 x 9'8 (3.96m x 2.95m)

UPVC double glazed bay window to front aspect, radiator, power points, carpeted, coved textured ceiling.

Lounge

16'8 x 9'8 (5.08m x 2.95m)

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

Kitchen/Diner

11'4 x 11'0 (3.45m x 3.35m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge freezer, UPVC double glazed window to side and rear aspect, UPVC double glazed door to side, radiator, power points, vinyl flooring, coved textured ceiling.

Rear Garden

Paved patio seating area, laid to lawn with tree and shrub borders, shed, side access to the front of the property, access to the garage.

Front of Property

Paved driveway providing off-street parking, front garden laid to lawn.

Detached Garage

Up and over door, power points.

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



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			88
(81-91) B			
(69-80) C		71	
(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		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.