

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Ashingdon Road, Rochford, SS4 1TS £375,000

Horizon Estate Agents are pleased to offer to market this four bedroom semi-detached chalet, situated in a sought after location. The property is comprising of four good-sized bedrooms, a spacious kitchen/breakfast room, two reception rooms, a conservatory and two bathrooms. Further benefits include solar panels, a garage and a paved driveway providing ample off-street parking. Located within walking distance to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove

onTheMarket.com

### **Porch**

UPVC double glazed entry door, UPVC double glazed window to front and side aspects, obscured double glazed door leading to:

### **Hallway**

UPVC double glazed window to front aspect, storage cupboard, radiator, carpeted, textured ceiling.

### **Lounge**

22'6 x 11'8 (6.86m x 3.56m)

UPVC double glazed bay window to front aspect, log burner fireplace, radiators, power points, carpeted, coved textured ceiling.

### **Shower Room**

Four piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, bidet, obscured UPVC double glazed window to side aspect, radiator, tiled walls and flooring, textured ceiling.

### **Kitchen**

17'10 x 9'1 (5.44m x 2.77m)

Range of eye and base level units with work surfaces over, four ring electric hob with extractor hood over, integrated oven, stainless steel sink drainer unit, space and plumbing for both washing machine and dishwasher, space for fridge freezer, radiators, power points, obscured UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, tiled flooring, textured ceiling.

### **Dining Room**

10'2 x 9'1 (3.10m x 2.77m)

Double glazed window to rear aspect, radiator, power points, carpeted, coved textured ceiling, single glazed door leading to:

### **Conservatory**

14'9 x 7'6 (4.50m x 2.29m)

UPVC double glazed windows to side and rear aspect, UPVC double glazed French Doors to side, radiator, tiled flooring.

### **First Floor Landing**

Loft hatch, storage cupboards, carpeted, textured ceiling.

### **Bedroom**

10'3 x 9'10 (3.12m x 3.00m)

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

### **Bedroom**

14'3 x 11'5 (4.34m x 3.48m)

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, aircon unit, power points, carpeted, textured ceiling.

### **Bathroom**

Four piece suite comprising of a panelled bath with shower attachment over, pedestal wash hand basin, low level W.C, bidet, radiator, obscured double glazed window to side aspect, tiled walls, laminate flooring.

### **Bedroom**

9'5 x 6'5 (2.87m x 1.96m)

UPVC double glazed window to side aspect, radiator, power points, carpeted, textured ceiling.

### **Bedroom**

9'3 x 8'6 (2.82m x 2.59m)

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, loft hatch, carpeted, textured ceiling.

### **Rear Garden**

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

### **Garage**

Up and over door.

### **Front of Property**

Paved driveway providing ample off-street parking.

### **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.

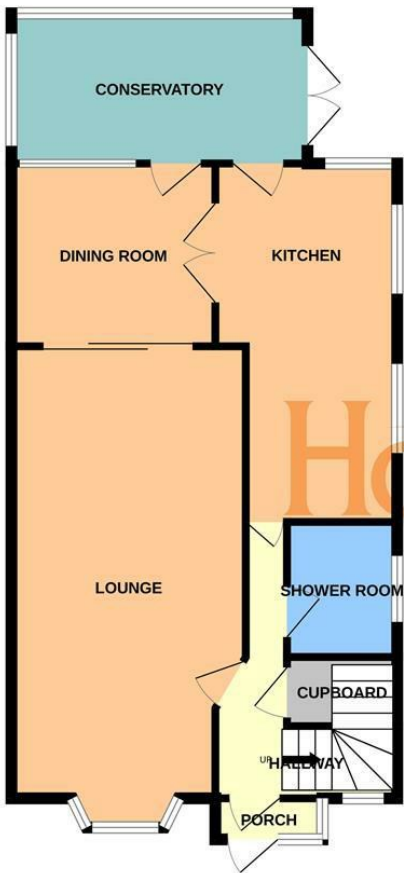




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GROUND FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.