

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Mount Crescent, Hockley, SS5 5AD £415,000

Horizon Estate Agents are delighted to offer for sale this attractive Two double bedroom semi detached bungalow. The property benefits from a mature rear garden measuring approximately 120', backing on to Marylands Nature reserve. Further features include 12' x 11'4 Kitchen/Diner, Double glazed Conservatory, a garage and off street parking. Situated in a sought after location, within easy access to Hockley Railway Station as well as other local amenities. Offered with no onward chain. Viewing strongly recommended.

Entrance

Part glazed hardwood entrance door to;

Porch

With further door to;

Entrance hall

9'2 x 7'9 (2.79m x 2.36m)

Radiator, telephone point, access to loft, coving to ceiling, power point, door to;

Lounge

13'11 x 11'11 (4.24m x 3.63m)

Double glazed window to rear aspect, feature fireplace with inset gas fire, radiator, coving to ceiling, power points.

Shower Room

Comprising corner enclosed shower cubicle with built in shower, pedestal wash hand basin, with mixer tap, close coupled W.C, tiled walls and flooring, radiator, obscured glazed window to side aspect.

Bedroom One

11'11 x 11' (3.63m x 3.35m)

Double glazed window to front aspect, radiator, power points, coving to ceiling.

Bedroom Two

10'11 x 10'1 (3.33m x 3.07m)

Double glazed window to front aspect, radiator, power points, coving to ceiling.

Kitchen

12' x 11'4 (3.66m x 3.45m)

Comprising a range of fitted eye and base level units with work surfaces over, inset stainless steel twin bowl sink unit with mixer tap, fitted double oven, four ring electric hob, space and plumbing for washing machine, further space for fridge and freezer, tiled flooring, part tiled walls, radiator, power points, Leaded lite double glazed windows to side and rear aspects, part glazed door to rear leading to;

Conservatory

10'2 x 6'2 (3.10m x 1.88m)

Double glazed window to rear and side aspects, double glazed door to side aspect leading to rear garden, radiator, tiled flooring, power points.

Rear Garden

approx 120' (approx 36.58m)

Commences with a patio to the side and rear of the property which leads to a lawn area with borders containing various tress, shrubs and flowers. This leads to a further lawned area which has various fruit trees including damson and plum. There is a greenhouse and vegetable area. Shed and gate with rear access leading to 'Marylands Nature Reserve'. There is a further shed to the side of the property and rear access to the garage.

Garage

With double opening doors.

Front Garden

Commences with a dwarf fence with double gates leading to a block paved drive for approximately 3 cars. There is a gate which leads to the block paved pathway. The front garden is mainly laid to lawn with borders containing a variety of flowers and shrubs.

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
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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		65	88
(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 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.