

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

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Princess Gardens, Rochford, SS4 3BJ

Offers In Excess Of £425,000

Horizon Estate Agents are pleased to offer for sale this immaculate 3/4 Bedroom Semi-Detached House.

The property is situated in a popular location being close to local shops, bus route and local schools. There is a modern fitted kitchen/breakfast room, spacious lounge, modern bathroom and separate downstairs cloakroom. Dining room with dual aspect and could be used as a ground floor bedroom. The gardens of this property are well manicured and there is a patio with a pergola for alfresco dining. Detached garage and driveway with the potential to create even more parking. This property is a must see and offers NO ONWARD CHAIN.

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Double Glazed Entrance Porch To:

Entrance Hall

Textured ceiling, radiator and carpet. Doors To:

Cloakroom

Textured ceiling, UPVC double glazed window to front, wood effect flooring and radiator. WC and wash hand basin with tiled splash back.

Dining Room/Bedroom 4

12'3 x 9'1 (3.73m x 2.77m)

Smooth plastered and coving to ceiling. UPVC double glazed window to front and rear aspect. Radiator and carpet.

Lounge

14'8 x 13'9 (4.47m x 4.19m)

Smooth plastered and coving to ceiling. UPVC double glazed bay window to front. 2 x radiators and carpet. Door to:

Kitchen/Breakfast Room

18'1 x 9'4 (5.51m x 2.84m)

Smooth plastered and coved to ceiling with spot lights. UPVC double glazed window to rear, UPVC double glazed door to side and UPVC patio doors to rear. There is a range of modern white base and eye level units with wood effect work surfaces and inset white sink. There is a matching modern island with further cupboards and provides seating for approximately 3. There is a range of integrated appliances including oven, hob, extractor, washing machine, dishwasher, fridge and freezer. Tiled flooring and part tiled walls, radiators and door to understairs storage cupboard.

First Floor Landing

Textured plastered and coving to ceiling with loft access. UPVC double glazed window to side and carpet.

Bedroom

12'7 x 11'7 (3.84m x 3.53m)

Textured plastered and coving to ceiling. UPVC double glazed window to front. Range of fitted bedroom furniture, radiator and carpet.

Bedroom

11'6 x 10'7 (3.51m x 3.23m)

Textured plastered and coving to ceiling. UPVC double glazed window to rear, radiator and carpet.

Bedroom/Office

7'8 x 6'6 (2.34m x 1.98m)

Textured plastered and coving to ceiling. UPVC double glazed window to rear. Radiator and carpet.

Bathroom

Smooth plastered and coving to ceiling. UPVC double glazed window to side. Tiled flooring and fully tiled walls. Modern bathroom suite comprising bath with shower and shower screen, WC, wash hand basin with surrounding cupboards. Radiator.

Rear Garden

The garden commences with a spacious patio leading to lawn with flower, shrub and tree borders. There is an area for growing vegetable and greenhouse. Shed and side access to front.

Front Garden

There is a driveway for approximately 2 cars which leads to a detached garage.

Detached Garage

Power and light

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agency 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.



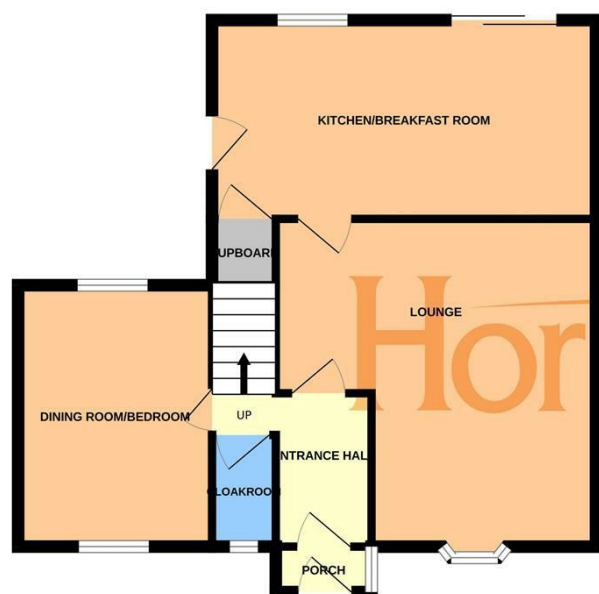
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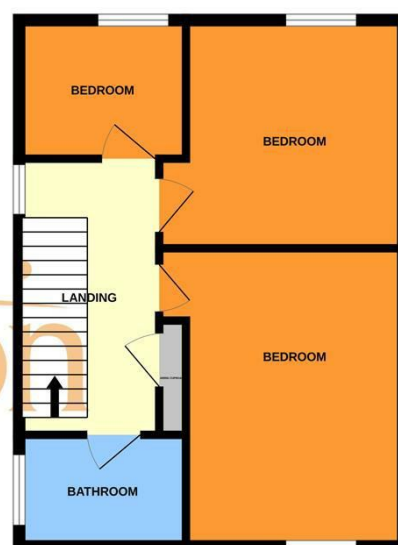
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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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