

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Macintyres Walk, Rochford, SS4 3ED

Offers In Excess Of £600,000

Horizon Estate Agents are delighted to offer to market this spacious five bedroom family home, located in a sought after Ashingdon location. The property comprises of four bedrooms to the first floor, one bedroom to the ground floor, an en-suite to bedroom one, a 24'10 x 13'1 lounge/diner, a conservatory, a modern fitted kitchen with integrated appliances, utility room, a ground floor W.C and a family bathroom. Further benefits include a garage, a large paved driveway providing ample off-street parking and a well proportioned rear garden with patio and decking seating areas. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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rightmove

onTheMarket.com

Porch

Frosted double glazed entry door, wood effect flooring, further hardwood door leading to:

Entrance Hallway

Stairs to the first floor, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

W.C.

Two piece suite comprising of a low level W.C, vanity wash hand basin, obscured window to front aspect, radiator, wood effect flooring, textured ceiling.

Kitchen/Breakfast Room

16'3 x 8'3 (4.95m x 2.51m)

Range of eye and base level units with quartz work surfaces over, inset stainless steel sink drainer unit, five ring gas hob with extractor hood over, two integrated oven, under oven drawers, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, breakfast bar, double glazed windows to front and side aspects, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Utility Room

8'3 x 5'5 (2.51m x 1.65m)

Range of eye and base level units with quartz work surfaces over, inset stainless steel sink drainer unit, space and plumbing for washing machine, space for tumble dryer, power points, single glazed door to side aspect, wood effect flooring, coved smooth plastered ceiling.

Lounge/Diner

24'10 x 13'1 (7.57m x 3.99m)

Double glazed French doors to rear garden, double window to rear aspect, feature fireplace, radiator, power points, carpeted, coved smooth plastered ceiling, opening to:

Conservatory

12'7 x 11'4 (3.84m x 3.45m)

Double glazed French doors to side, double glazed windows to side and rear aspects, radiator, power points, carpeted.

Ground Floor Bedroom

14'1 x 8'2 (4.29m x 2.49m)

Double glazed window to front aspect, two storage cupboards, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

First Floor Landing

Double glazed window to side aspect, airing cupboard, loft hatch, radiator, power points, carpeted, textured ceiling.

Bedroom One

13'4 x 10'3 (4.06m x 3.12m)

Double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted, coved smooth plastered ceiling.

En-Suite

Three piece suite comprising of a shower unit, pedestal wash hand basin, low level W.C, obscured double glazed window to side aspect, heated towel rail, laminate flooring, coved smooth plastered ceiling.

Bedroom Two

11'2 x 10'3 (3.40m x 3.12m)

Double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom Three

9'3 x 7'7 (2.82m x 2.31m)

Double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

Bedroom Four

8'0 x 7'1 (2.44m x 2.16m)

Double glazed window to front aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin, close coupled W.C, obscured double glazed window to front aspect, radiator, laminate flooring, coved smooth plastered ceiling.

Rear Garden

Mainly laid to lawn with tree and shrub borders, paved patio seating area, decked seating area with covering pergola, shed, side access to the front of the property.

Front of Property

Paved driveway providing ample off-street parking, front garden laid to lawn with tree and shrub borders.

Garage

17'7 x 8'0 (5.36m x 2.44m)

Up and over door, power points, boiler, fuse box, single glazed door to side.

Additional Information

Tenure: Freehold

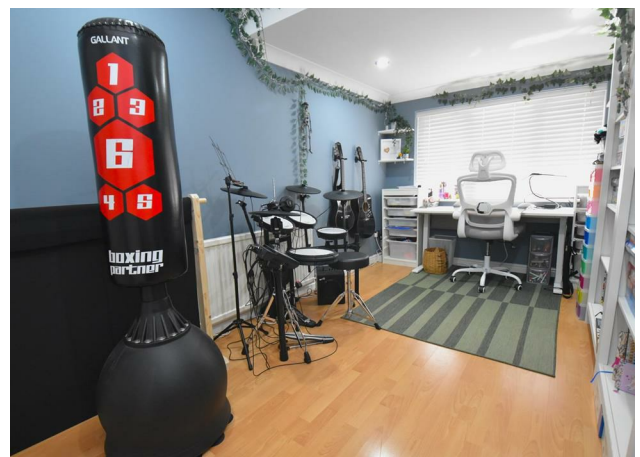
Council: Rochford District Council

Tax Band: E

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.

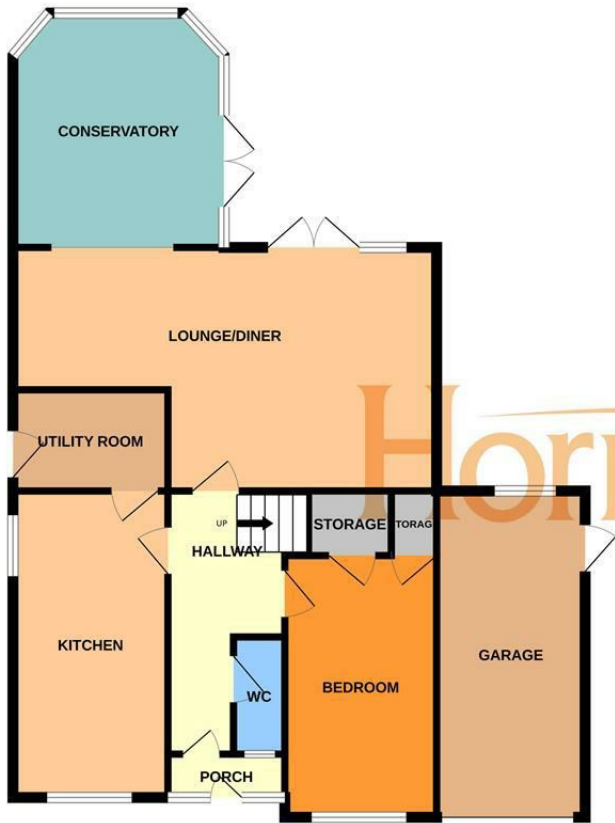
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



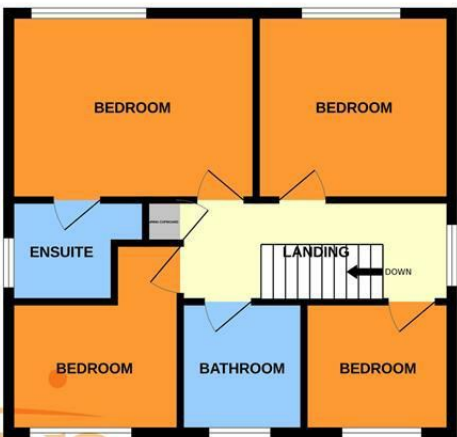
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GROUND FLOOR



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

79

51

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.