

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Hilary Close, Rochford, SS4 1TN Offers In Excess Of £475,000

Horizon Estate Agents are delighted to bring to the property market this immaculate and modern 3/4 bedroom semi detached chalet. This property has a modern and spacious family room which includes the lounge/diner and kitchen with bi-fold doors overlooking the immaculate garden. There is a snug/ground floor bedroom and modern ground floor bathroom. Three bedrooms on the first floor with a modern shower room. There is a outbuilding which is currently used as an office/gym with a storage area. The property is situated within walking distance of shops, schools, bus route and Rochford train station. This property has many fine features, under floor heating in the family room along with a lantern window. Most of the windows are fitted with the modern white internal shutters. If you are looking for a property that is modern, spacious with no work to do then this is a must see. Viewing Internally is strongly recommended. No Onward Chain!

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



rightmove

onTheMarket.com

Composite Entrance Door To:

Entrance Hall

Smooth plastered ceiling, UPVC double glazed window to front, wood effect flooring, stairs to first floor, storage cupboard and radiator.

Bathroom

Smooth plastered ceiling, UPVC obscured double glazed window to side. Vinyl flooring, part tiled walls. Modern white bathroom suite, comprising bath with shower and shower screen, WC and wash hand basin. Heated towel rail.

Open Plan Family Room

24'0 max x 18'1 max (7.32m max x 5.51m max)

Lounge/Kitchen/Dining Room: Smooth plastered ceiling, spot lights and lantern window. Bi-fold doors overlooking the rear garden. Wood effect flooring with under floor heating. Range of modern, base, eye level and full length units. Work surface with inset sink and drainer. Integrated appliances comprise of two ovens, washing machine, tumble dryer, full length fridge and full length freezer. There is a modern island with induction hob, cupboard under with power sockets. Can potentially seat 9 round the island. Tall wall radiator.

Snug/Ground Floor Bedroom

12'11 x 9'10 (3.94m x 3.00m)

Smooth plastered ceiling, UPVC double glazed window to front, wood effect flooring, feature panelled wall and radiator.

Landing

Smooth plastered ceiling and carpeted.

Shower Room

Smooth plastered ceiling, Velux window to front, vinyl flooring and radiator. Modern suite comprising shower cubical, fully tiled and single door. WC and wash hand basin with tiled splash back.

Bedroom

13'1 x 7'1 (3.99m x 2.16m)

Smooth plastered ceiling, UPVC double glazed window to rear, carpeted and fitted wardrobes. Radiator.

Bedroom

13'1 x 10'1 (3.99m x 3.07m)

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

Bedroom

9'10 x 9'1 (3.00m x 2.77m)

Smooth plastered ceiling, Velux window to front, vinyl flooring and eave storage.

Rear Garden

Commences with a ceramic tiled patio and path leading to a raised decking area. Artificial lawn and side gate to front. Shed.

Detached Outbuilding

17'0 x 7'1 (5.18m x 2.16m)

This was originally the garage. Set up as an office and separate section for storage. UPVC double glazed window to front and UPVC double glazed door to side. Smooth plastered ceiling and vinyl flooring.

Front

Off street parking and side access.

Additional Information

Tenure: Freehold

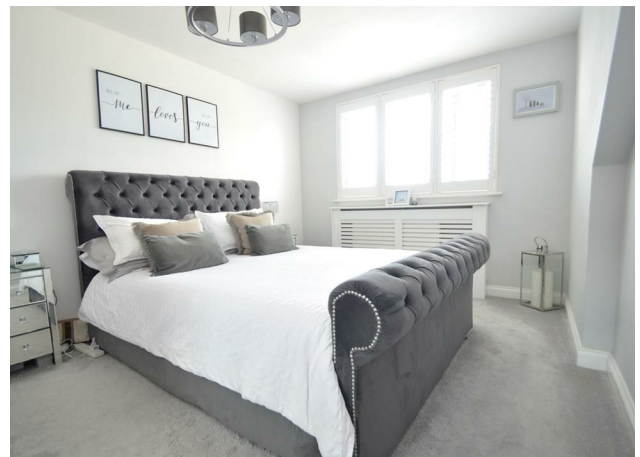
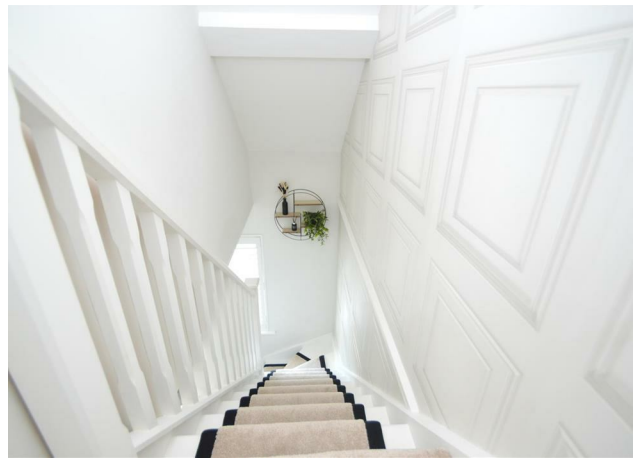
Council: Rochford District Council

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

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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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

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.