

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rochford Garden Way, Rochford, SS4 1QH Offers In Excess Of £400,000

Horizon Estate Agents are delighted to offer to market this modern and spacious three bedroom semi-detached family home. The property comprises of three good-sized bedrooms, a 12'4 x 11'5 Lounge, 18'0 x 12'8 Kitchen/Diner with integrated appliances, a modern fitted shower room and a utility room. Further benefits include a paved driveway providing off-street parking for approximately 3 cars, a well maintained rear garden and a fully insulated outbuilding, providing the perfect work from home space. Located within walking distance to local schools, shops, bus links and Rochford Railway Station, providing an easy commute to London. Internal viewing is essential.

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rightmove

onTheMarket.com

Porch

UPVC double glazed sliding entry door, further obscured UPVC double glazed door leading to:

Hallway

Obscured UPVC double glazed windows to front aspect, radiator, power points, tiled flooring, coved smooth plastered ceiling.

Lounge

12'4 x 11'5 (3.76m x 3.48m)

UPVC double glazed French doors to rear garden, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Kitchen/Diner

18'0 x 12'8 (5.49m x 3.86m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer hose tap, 5 ring gas hob with extractor hood over, integrated oven, integrated fridge freezer, integrated dish washer, breakfast bar, UPVC double glazed windows to front and rear aspects, obscured UPVC double glazed windows to side aspect, obscured UPVC double glazed door to rear, power points, tiled flooring, coved smooth plastered ceiling.

Utility Room

11'5 x 8'10 (3.48m x 2.69m)

Space and plumbing for washing machine, space for tumble dryer, power points, window to rear aspect, tiled flooring.

First Floor Landing

UPVC double glazed window to front aspect, loft hatch, wood effect flooring, coved smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit with rainfall shower over, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled floor, partly tiled walls, smooth plastered ceiling.

Bedroom One

13'4 x 11'8 (4.06m x 3.56m)

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom Two

12'5 x 10'1 (3.78m x 3.07m)

UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom Three

9'4 x 7'8 (2.84m x 2.34m)

UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Rear Garden

Decked seating area, laid to lawn with tree and shrub borders, side access to the front of the property, further covered seating area, access to:

Outbuilding

12'9 x 9'6 (3.89m x 2.90m)

Double glazed French Doors to front aspect, power points, fully insulated.

Front of Property

Paved driveway providing off-street parking for approximately 3 cars.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agents Note

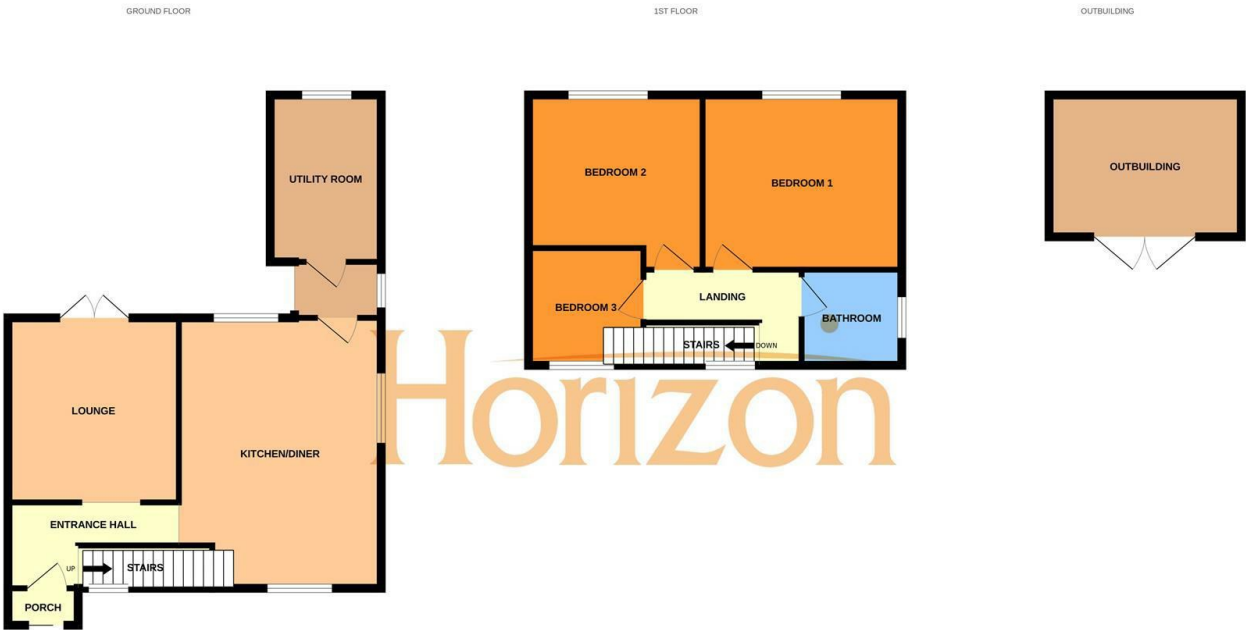
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

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.

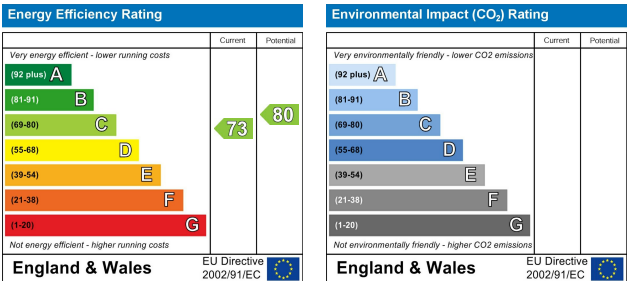


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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