

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Stilwells, Rochford, SS4 1EE £475,000

Horizon Estate Agents are pleased to offer to market this spacious four bedroom detached family home, situated in a quiet cul-de-sac location. The property comprises of four good-sized bedrooms, an en-suite to bedroom one, a family bathroom, a 20'8 x 11'4 Lounge, a separate dining room, a fitted kitchen, utility room and a ground floor cloakroom. Further benefits include a rear garden with paved and decked seating areas, a garage and a driveway providing off-street parking. Located in close proximity to local schools, shops and transport links. Internal viewing is essential.

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rightmove

[onTheMarket.com](https://www.onthemarket.com)

Entrance Hallway

Composite entry door, stairs leading to the first flooring, radiator, tiled flooring, coved ceiling.

Cloakroom

Two piece suite comprising of a low level W.C, wash hand basin, tiled flooring, extractor fan, smooth plastered ceiling

Lounge

20'8 into bay x 11'4 (6.30m into bay x 3.45m)

UPVC double glazed bay window to front aspect, UPVC double glazed French Doors to the rear garden, fireplace with an electric effect wood burner, radiators, laminate wood effect flooring, power points, coved smooth plastered ceiling.

Dining Room

11'5 into bay x 11'4 (3.48m into bay x 3.45m)

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

Kitchen/Breakfast Room

18'4 x 9'4 (5.59m x 2.84m)

Range of eye and base level units with rolled edge work surfaces, inset one and a quarter bowl sink and drainer unit with mixer tap, integrated fridge freezer, space for a range cooker with an extractor hood over, integrated dishwasher, two radiators, tiled flooring, tiled splashbacks, UPVC double glazed windows to side and rear aspects, UPVC double glazed French Doors to the side, power points, coved smooth plastered ceiling.

Utility Room

5'3 x 5'2 (1.60m x 1.57m)

Range of eye and base level units with rolled edge work surfaces over, inset sink and drainer unit, space and plumbing for a washing machine, tiled splashbacks, tiled flooring, radiator, double glazed composite to the rear garden, power points, smooth plastered ceiling.

First Floor Landing

UPVC double glazed window to rear aspect, loft hatch, airing cupboard, radiator, power points, coved smooth plastered ceiling.

Bedroom One

16'10 x 9'5 (5.13m x 2.87m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points coved smooth plastered ceiling.

En-Suite

Three piece suite comprising of a double shower, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, partly tiled walls, tiled flooring, radiator, extractor fan.

Bedroom Two

11'4 x 9'3 (3.45m x 2.82m)

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

Bedroom Three

13'1 x 8'9 (3.99m x 2.67m)

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

Bedroom Four

9'10 x 7'6 (3.00m x 2.29m)

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

Family Bathroom

Four piece suite comprising of a panelled bath, single shower unit, low level W.C, vanity wash hand basin, radiator, tiled flooring, partly tiled walls, extractor fan.

Rear Garden

Patio seating area, laid to lawn with tree and flower bed borders, decked seating area, side access to the front of the property, access to the garage.

Garage

17'8 x 8'7 (5.38m x 2.62m)

Up and over garage door, side door to rear garden, power and lighting, storage space to the rafters

Additional Information

Tenure: Freehold

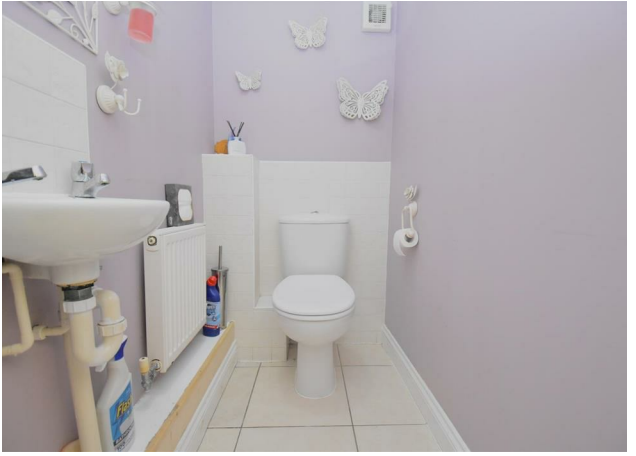
Council: Rochford District Council

Tax Band: F

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.



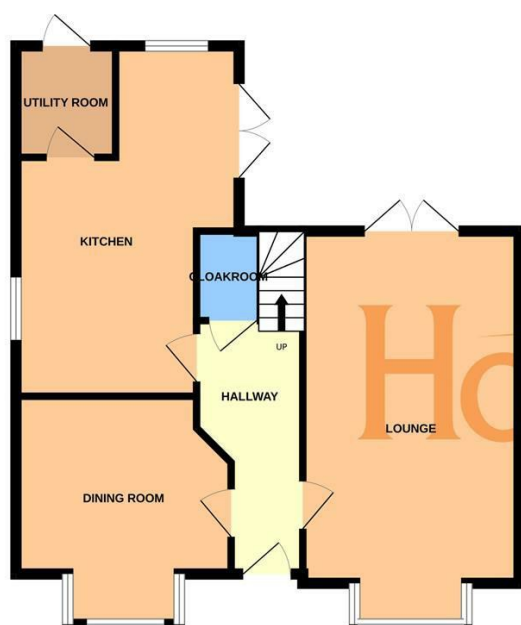
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GROUND FLOOR



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

	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	86

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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