

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Oxford Road, Rochford, SS4 1TD Offers In Excess Of £425,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom semi-detached family home. The property comprises of three reception rooms, a fitted kitchen, separate utility room, a first floor bathroom and a ground floor wet room. Further benefits include a well maintained rear garden with decked and paved seating areas, an outbuilding and a driveway providing off-street parking for up to 6 cars. Located within walking distance to local schools, shops and bus links. Internal viewing is essential.

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Entrance Hallway

Obscured UPVC double glazed entry door, radiator, storage cupboard, tile effect flooring, coved smooth plastered ceiling.

Drawing Room

12'0 x 11'1 (3.66m x 3.38m)

UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, radiator, power points, electric feature fireplace, carpeted, smooth plastered ceiling.

Bedroom

12'7 x 8'11 (3.84m x 2.72m)

UPVC double glazed window to front aspect, mirrored fitted wardrobes with automatic lighting, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Wet Room

Three piece suite comprising of a wet room style shower, pedestal wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls, altro flooring, coved smooth plastered ceiling.

Utility Room

8'0 x 5'9 (2.44m x 1.75m)

Range of eye and base level units with work surfaces over, composite sink drainer unit, space and plumbing for washing machine, Vaillant boiler, power points, UPVC double glazed window to side aspect, tile effect flooring, coved smooth plastered ceiling.

Kitchen

11'4 x 10'1 (3.45m x 3.07m)

Range of eye and base level units with work surfaces over, composite sink drainer unit, integrated 8 ring gas cooker with 2x ovens, grill and warming drawer, extractor hood over, space for fridge freezer, space and plumbing for dishwasher, power points, UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, tile effect flooring, coved smooth plastered ceiling, Door to Family Room.

Dining Room

12'6 x 9'11 (3.81m x 3.02m)

Stairs to first floor, radiator, power points, wood effect flooring, coved smooth plastered ceiling, French Doors leading to:

Family Room

20'5 x 11'1 (6.22m x 3.38m)

UPVC double glazed French Doors to side, UPVC double glazed windows to rear and side aspect, double glazed Skylight, storage cupboard, radiator, power points, wood effect flooring, coved smooth plastered ceiling, Door to Kitchen.

First Floor Landing

UPVC double glazed window to rear aspect, carpeted, smooth plastered ceiling.

Bedroom

11'6 x 8'3 (3.51m x 2.51m)

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

Bedroom

13'11 x 9'6 (4.24m x 2.90m)

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

Bedroom

8'4 x 8'3 (2.54m x 2.51m)

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

Bathroom

Three piece suite comprising of a corner panelled bath, pedestal wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, radiator, fitted storage cupboards with work surfaces over, partly tiled walls, cushioned vinyl flooring, smooth plastered ceiling.

Rear Garden

Decked seating area, laid to lawn, paved patio seating area, flower beds, side access to the front of the property.

Outbuilding

13'3 x 8'6 (4.04m x 2.59m)

Double glazed French Doors to front, electric heaters, wood effect flooring, power points, 2x sheds either side with power points.

Front of Property

Driveway providing off-street parking for up to 6 cars.

Additional Information

Tenure: Freehold

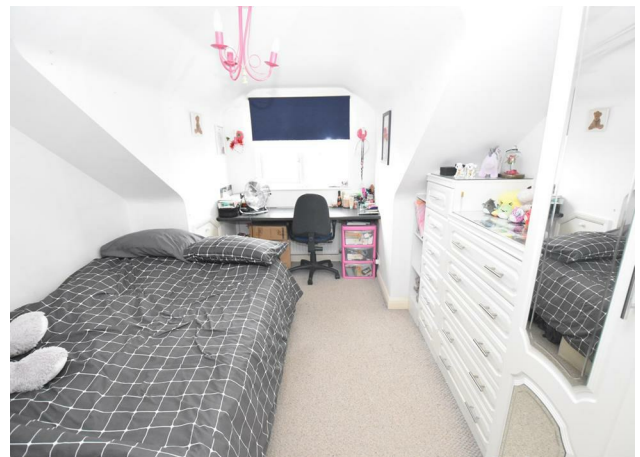
Council: Rochford District Council

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.

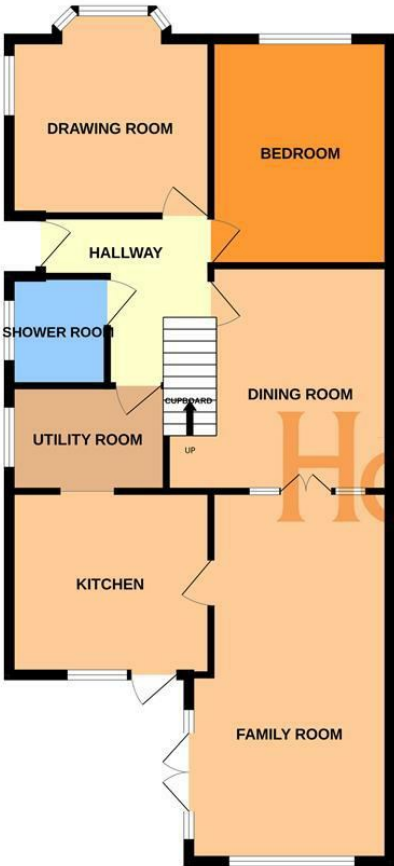


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GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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		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			England & Wales		
EU Directive 2002/91/EC			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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