

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rocheway, Rochford, SS4 1DQ Offers In Excess Of £420,000

Horizon Estate Agents are delighted to offer to market this spacious, three bedroom detached house, situated in a sought after location. The property benefits from three good-sized bedrooms, 22'3 x 9'11 lounge/diner, a conservatory and a 20'1 x 17'0 double garage. Situated within walking distance to Rochford Railway Station, bus links, local shops and schools. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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horizonestates.co.uk



rightmove

onTheMarket.com

Porch

Double glazed entry door, double glazed windows to front aspect, tiled flooring, smooth plastered ceiling, further obscured glazed door leading to:

Entrance Hallway

Double glazed window to front aspect, under stairs storage cupboard, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Lounge/Diner

22'3 x 9'11 (6.78m x 3.02m)

Double glazed windows to front, side and rear aspects, feature fireplace, radiators, power points, carpeted, coved smooth plastered ceiling.

Cloakroom

Two piece suite comprising of a close coupled W.C, wash hand basin, obscured double glazed window to side aspect, partly tiled walls, wooden flooring.

Kitchen

11'11 x 9'8 (3.63m x 2.95m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring gas hob with extractor hood over, integrated oven and grill, space for fridge freezer, space and plumbing for washing machine, power points, tiled flooring, coved textured ceiling.

Shower Room

Walk-in shower unit, radiator, power points, wall mounted storage unit, UPVC double glazed window to rear aspect, wood effect flooring, smooth plastered ceiling.

Conservatory

15'4 x 9'2 (4.67m x 2.79m)

Windows to side and rear aspect, single glazed door to rear garden, radiators, power points, tiled flooring.

First Floor Landing

Obscured double glazed window to front aspect, storage cupboard, loft hatch, carpeted, coved smooth plastered ceiling.

Bedroom

12'5 x 9'3 (3.78m x 2.82m)

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

Bedroom

12'1 x 10'5 (3.68m x 3.18m)

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

Bedroom

9'11 x 6'9 (3.02m x 2.06m)

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 head over, pedestal wash hand basin, low level W.C, obscured double glazed window to front aspect, radiator, tiled walls, tiled flooring, textured ceiling.

Rear Garden

Fully paved with tree and shrub borders, 2x sheds, side access to the front of the property.

Front of Property

Paved driveway providing ample off-street parking, front garden laid to lawn with flower bed borders.

Double Garage

20'1 x 17'0 (6.12m x 5.18m)

1x electric up and over door, 1x up and over door, windows to side and rear aspects, single glazed door to rear garden.

Additional Information

Tenure: Freehold

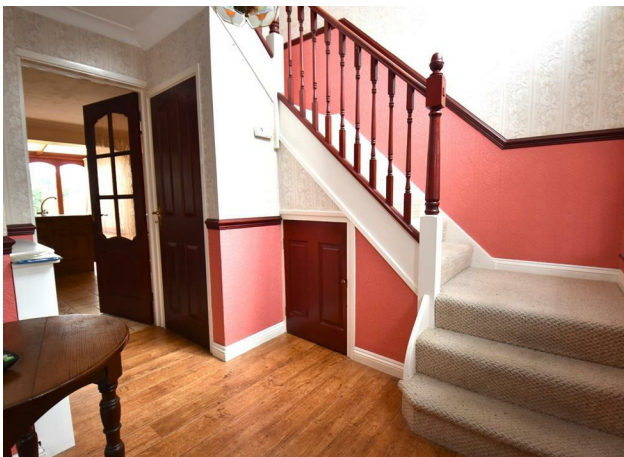
Council: Rochford District Council

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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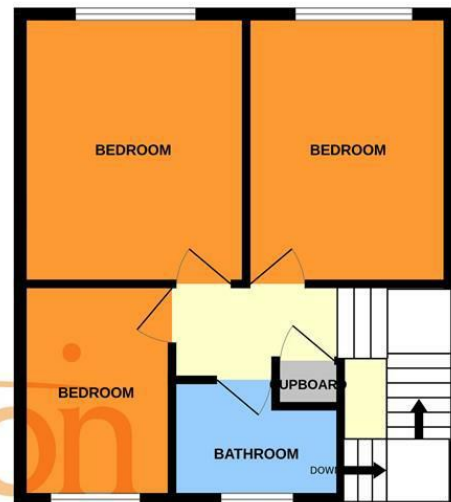
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GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 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	
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	
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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