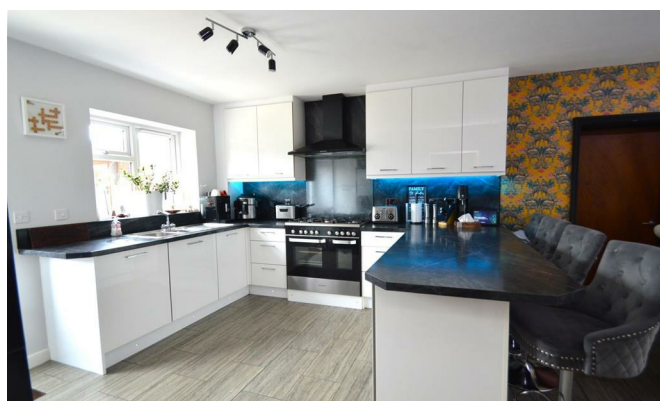


01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rochefort Drive, Rochford, SS4 1HT

£575,000

Horizon Estate Agents are pleased to bring to the property market this spacious five/six bedroom detached house. The property is situated within walking distance of Rochford/Southend train station, local shops, schools, bus route and Southend airport. The property has an annex so is ideal for dual living. The main house comprises of a modern kitchen/diner, lounge, study, five bedrooms, two of the bedrooms have en-suites and there is a family bathroom. The annex comprises Lounge, kitchenette, bedroom and shower room. The rear garden is ideal for entertaining, with a bar, heated plunge pool, hot tub and various seating areas for al-fresco dining. There is off street parking for multiple cars and garage.

This property has many additional features, under floor heating in the main house, solar panels, electric charger point and a detached office. Viewing Internally is strongly recommended.

sales@horizonestates.co.uk
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rightmove

onTheMarket.com

Hallway

Tiled floor, stairs to first floor accommodation, storage cupboard, smooth plastered ceiling, doors off to:

Cloakroom

Double glazed window with obscured glass to front aspect, tiled floor, close coupled wc, vanity unit wash hand basin, smooth plastered ceiling, part tiled walls, tiled floor

Study

10'7 x 6'1 (3.23m x 1.85m)

Double glazed window to front aspect, tiled floor, smooth plastered ceiling.

Lounge

17'3 x 12'4 (5.26m x 3.76m)

Double glazed French doors with windows to rear aspect, carpeted, smooth plastered ceiling.

Kitchen/Diner

23'3 x 12'1 (7.09m x 3.68m)

Double glazed window to front aspect, double glazed door and window to rear aspect, tiled floor, eye and base level units with work surface over and breakfast bar, Range oven with extractor fan over, stainless steel inset sink and drainer, integrated dish washer, space for American style fridge/freezer, smooth plastered ceiling. Door to Garage.

First Floor Landing

Double glazed window with obscured glass to front, carpeted, smooth plastered ceiling, stairs to second floor accommodation, doors off to:

Bedroom

17'1 x 12'1 (5.21m x 3.68m)

Double glazed window to front aspect and two double glazed windows to side aspect, carpeted, modern fitted high gloss white wardrobes, smooth plastered ceiling, door to:

En-suite

Double glazed window with obscured glass to rear aspect, walk in shower cubicle , close coupled WC, vanity unit wash hand basin, tiled walls, vinyl flooring, storage cupboards, heated towel rail, smooth plastered ceiling

Bedroom

12'5 x 10'5 (3.78m x 3.18m)

Double glazed window to rear aspect, carpeted, smooth plastered ceiling.

Bedroom

10'7 x 10'5 (3.23m x 3.18m)

Double glazed window to front aspect, carpeted, smooth plastered ceiling.

Bathroom

Double glazed window with obscured glass to rear aspect, P-shaped panelled bath with shower over, close coupled WC, vanity unit wash hand basin, tiled walls, smooth plastered ceiling, storage cupboard.

Second Floor Landing

Carpeted, smooth plastered ceiling

Bedroom

13'8 x 13'4 (4.17m x 4.06m)

Double glazed skylight windows to front and rear aspect, carpeted, storage in the eaves, smooth plastered ceiling, door to:

En-suite WC

Double glazed skylight window to rear aspect, close coupled WC, vanity unit wash hand basin, smooth plastered ceiling.

Bedroom

13'4 x 11'6 (4.06m x 3.51m)

Double glazed skylight windows to front and rear aspect, carpeted, storage in the eaves, smooth plastered ceiling

Annex

Bedroom

10'9 x 9'8 (3.28m x 2.95m)

Double glazed window to side aspect, carpeted, smooth plastered ceiling, wall mounted heater.

Lounge

16'9 x 11'5 (5.11m x 3.48m)

Double glazed French doors and windows to side aspect, carpeted, smooth plastered ceiling

Kitchenette

9'1 x 7'5 (2.77m x 2.26m)

Eye and base level units with work surface over, stainless steel inset sink and drainer, door to rear garden, door to:

Shower Room

Walk in shower cubicle, close coupled WC, wall mounted wash hand basin.

Garage

19'3 x 11'9 (5.87m x 3.58m)

Up and over door, light and power, space for washing machine and dryer

Rear Garden

Rear garden commences with patio area leading raised decking area, lawn and a further raised decking area. Heated plunge pool, hot tub and bar to remain. Side access to front. Office.

Detached Office

9'04 x 7'08 (2.84m x 2.34m)

Plastered walls and ceiling, vinyl flooring, fitted heat pump for heating and aircon, ample plug sockets.

Front Garden

Block paved driveway providing off street parking for multiple cars and door to Garage, side gate to rear.

Additional Information

Tenure - Freehold

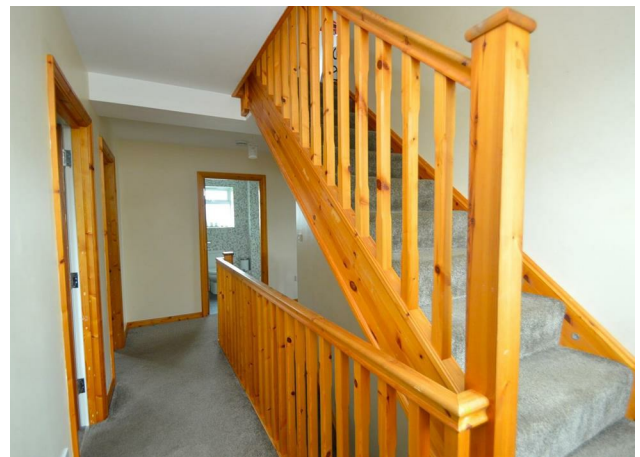
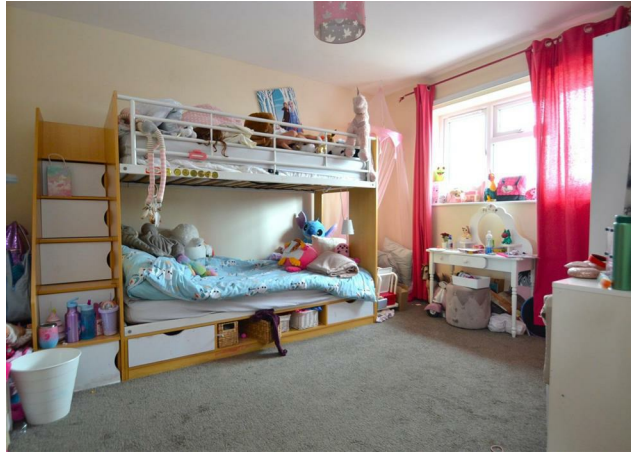
Council - Rochford District Council

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.

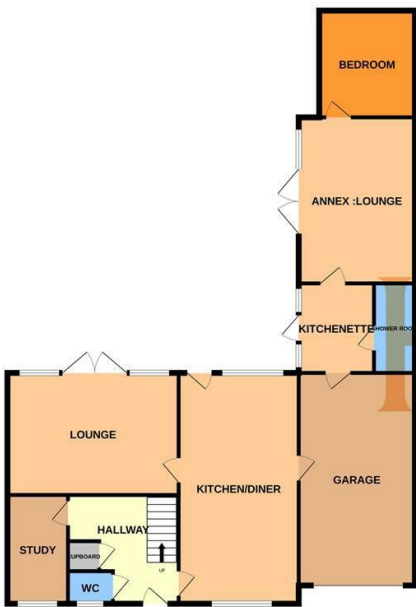


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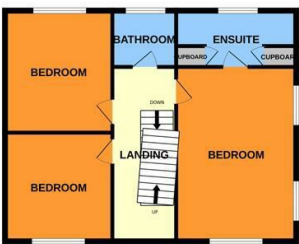
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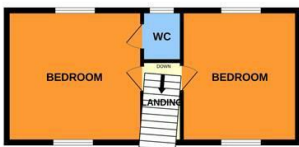
GROUND FLOOR



1ST FLOOR



2ND 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	91	91
(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

Environmental Impact (CO ₂) 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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