

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Highcliff Crescent, Rochford, SS4 3HN

Offers In Excess Of £475,000

Horizon Estate Agents are delighted to bring to the property market this well maintained three bedroom detached bungalow. Situated in a popular location in Ashingdon and being close to local bus route, shops and country walks. The property has three good sized bedrooms, modern fitted high gloss white kitchen, modern bathroom with bath and separate double shower, light and airy lounge/dining room which leads onto a modern conservatory which overlooks the rear garden. There is a garage and driveway. The property has the advantage of solar panels, potential to turn the storage room into another WC or a utility room.. VIEWING INTERNALLY IS STRONGLY RECOMMENDED. NO ONWARD CHAIN.

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rightmove

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UPVC double glazed entrance door to :

Hallway

Smooth plastered and coved ceiling with loft access. Tiled floor, radiator and airing cupboard.

Kitchen

9'7 x 9'4 (2.92m x 2.84m)

Smooth plastered ceiling, UPVC double glazed window to front, tiled floor and part tiled walls. There is a range of modern high gloss white base and eye level units with work surfaces and inset sink and drainer. Integrated double oven, hob, extractor, fridge and freezer. Space for washing machine and dishwasher.

Bedroom

11'9 x 11'4 (3.58m x 3.45m)

Smooth plastered and coved ceiling, UPVC double glazed window to front. Carpet and radiator.

Bedroom

11'9 x 7'3 (3.58m x 2.21m)

Smooth plastered and coved ceiling , UPVC double glazed window to side, carpet and radiator.

Bedroom

11'9 x 8'1 (3.58m x 2.46m)

Smooth plastered and coved ceiling , with modern Velux window with electric blind and UPVC double glazed window to rear. Carpet and radiator.

Storage Room

9'6 x 5'6 (2.90m x 1.68m)

UPVC double glazed window to rear and UPVC double glazed door to side. Wash hand basin and carpet.

Bathroom & Shower Room

12'11 x 5'9 (3.94m x 1.75m)

Smooth plastered ceiling, UPVC double glazed window to rear, Velux window and tunnel ceiling light. Fully tiled walls and ceiling. White modern suite comprising bath, WC , wash hand basin with vanity cupboard and double shower with double doors. Radiator and heated towel rail.

Lounge/Diner

20'8 x 14'8 (6.30m x 4.47m)

Smooth plastered and coved ceiling, UPVC double glazed window to rear and double glazed patio doors to conservatory. Feature modern wall mounted fire, carpet and radiators.

Conservatory

11'10 x 10'1 (3.61m x 3.07m)

Part brick and UPVC double glazed windows to side and rear with UPVC double doors to rear. Tiled floor and radiator.

Rear Garden

Commences with patio, leading to lawn with flower and shrub borders and various trees. Gate providing rear access. Door to:

Garage

Up and over door to garage and further door at the rear of the garage. Power and light. Fuse board and solar panel battery storage.

Front

Commences with driveway leading to garage and there is a lawn to the front of the property. Block paved path to entrance door.

Additional information

Tenure: Freehold

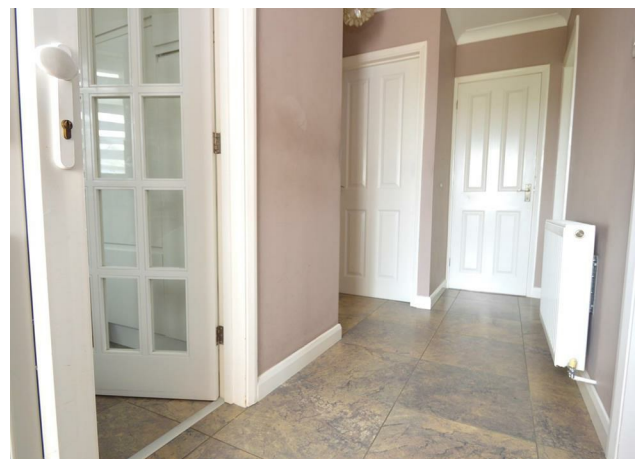
Council: Rochford District Council

Tax Band: D

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.

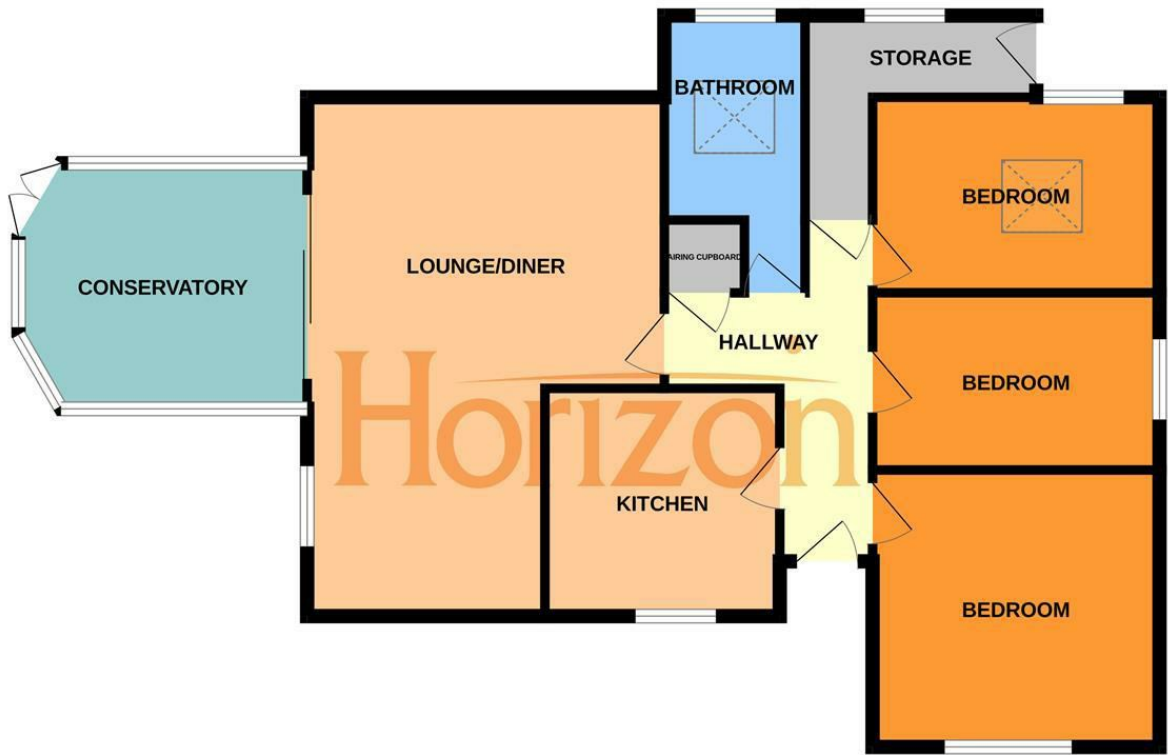
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 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		EU Directive 2002/91/EC	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.