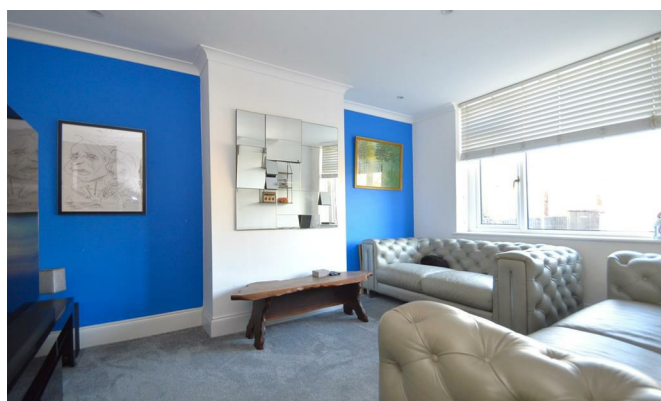


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Woodville Close, Rochford, SS4 1SN

£399,999

Horizon Estate Agents are pleased to offer for sale this four bedroom semi detached property. The property is situated on the popular Holt Farm Estate and is close to local shops, bus route, schools and Rochford Train Station. The property has the advantage of a modern fitted kitchen, a modern ground bathroom and an additional first floor shower room. This is a versatile property where there is a ground floor bedroom which could be used as a dining room or there is a further room which could be used for the dining room/study. The rear garden is south facing and has been recently laid with artificial grass and a modern decking area ideal for entertaining. There is garage and the front garden has been recently blocked paved providing off street parking for 5 vehicles. The vendor has said that he has enjoyed his time living here especially due to the close nit community and friendly/caring neighbours. Please call to arrange a viewing.

sales@horizonstates.co.uk
horizonstates.co.uk



rightmove

onTheMarket.com

Entrance

UPVC side entrance door to:

Hallway

Radiator, doors off to;

Lounge

13'8 into bay x 11' (4.17m into bay x 3.35m)

Double glazed bay window to front aspect, radiator, power points, coving to smooth plaster ceiling with inset downlights.

Study/Dining Room

10'11 x 7'9 (3.33m x 2.36m)

Double glazed window to rear aspect, radiator, power points, smooth plaster ceiling, stairs leading to first floor;

Kitchen

8'1 x 7'7 (2.46m x 2.31m)

Comprising a range of fitted eye and base level units with work surfaces over, inset single drainer sink unit with mixer tap, built in oven with four ring gas hob over and extractor fan above, space for fridge/freezer, smooth plaster ceiling, laminate flooring, double glazed window and door to rear aspect leading to rear garden.

Dining Room/Bedroom

13' x 9'11 (3.96m x 3.02m)

Double glazed window to front aspect, radiator, power points, coving to smooth plaster ceiling

Bathroom

Three piece suite comprising a panelled bath with built in Mira shower, fitted shower curtain, close coupled W.C, vanity wash hand basin with cupboard under, chrome heated towel rail, smooth plastered ceiling with inset down lights, extractor fan, tiled walls, obscured double glazed window to rear aspect.

First floor landing

Double glazed window to rear aspect, smooth plaster ceiling, doors off to all rooms. This is currently used as a study/office area.

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

Double glazed window to front aspect, radiator, power points, smooth plastered ceiling.

Bedroom Three

10' x 10' (3.05m x 3.05m)

Double glazed window to front aspect, radiator, power points, smooth plastered ceiling.

Bedroom Four

9'3 x 6'9 (2.82m x 2.06m)

Double glazed window to rear aspect, power points, smooth plastered ceiling.

Shower room

Comprising a built in shower cubicle with built in shower and fitted Rainfall shower head, vanity wash hand basin with mixer tap and cupboard under, close coupled WC, tiled walls and flooring, chrome heated towel rail, smooth plastered ceiling with inset downlights, double glazed window to rear aspect.

Rear garden

Composite decking leading to artificial lawn area with side access to front. Personal door to garage.

Garage

With up and over door, power and light, plumbing for washing machine and space for Tumble dryer.

Front of property

Blocked paved drive providing space for 2 vehicle's and a further driveway for 3 cars which leads to the garage.

Additional information

Tenure: Freehold

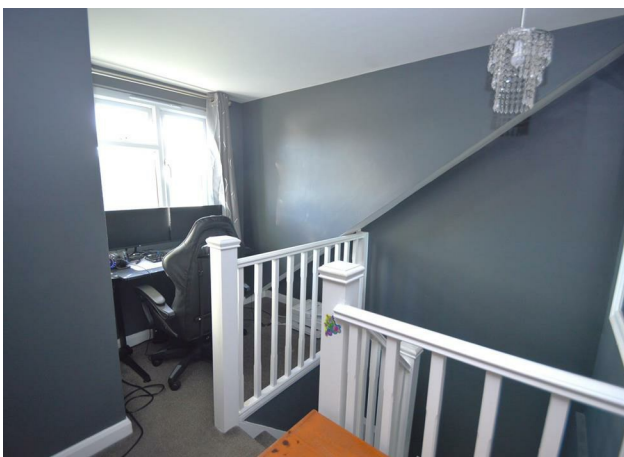
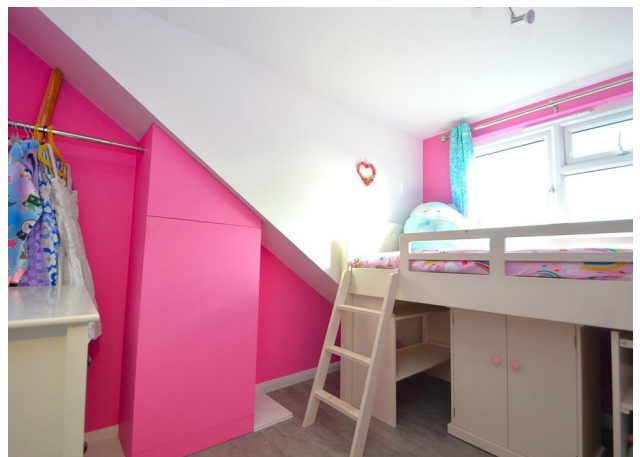
Council: Rochford District Council

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.

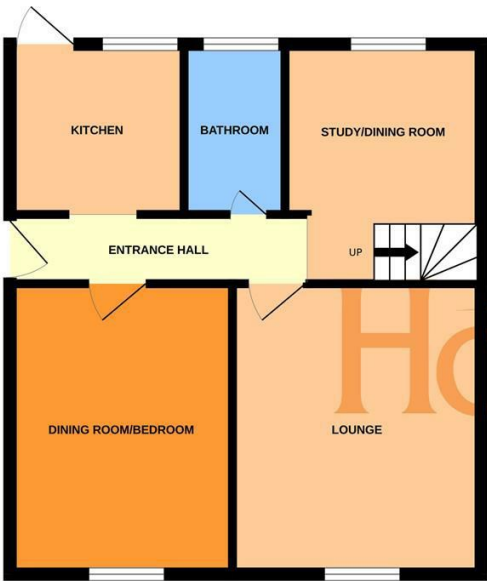
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



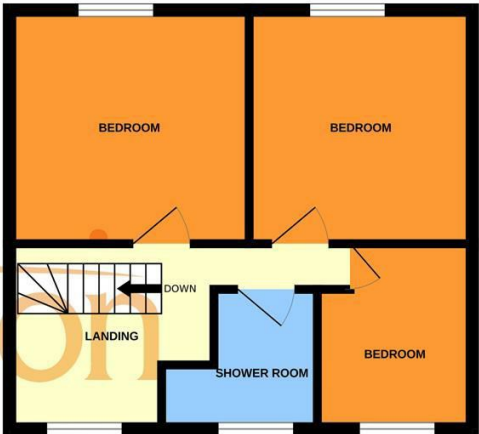
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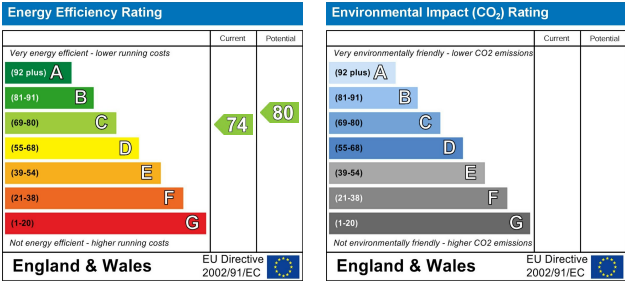
GROUND FLOOR



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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