

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

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Brook Close, Rochford, SS4 1HN £390,000

Horizon Estate Agents are delighted to offer to market this modern and spacious three bedroom semi-detached chalet, situated in a quiet cul-de-sac location. The property comprises of a 17'0 x 12'9 Bedroom to the first floor with an en-suite W.C, two good-sized bedrooms to the ground floor, three reception rooms, a fitted kitchen with integrated appliances and a modern shower room. Further benefits include a garage, both front and rear gardens and a paved driveway providing off-street parking for 3-4 cars. Located in close proximity to local schools, shops and transport links. Internal viewing is essential.

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Obscured double glazed entry door leading:

Kitchen

15'5 x 14'7 (4.70m x 4.45m)

Range of eye and base level units with work surfaces over, ceramic sink drainer unit with mixer tap, 5 ring gas hob with extractor hood over, integrated oven, integrated microwave, integrated dishwasher, integrated washing machine, space for fridge freezer, UPVC double glazed windows to side and rear aspects, power points, wood effect flooring, textured ceiling, opening to:

Dining Room

8'6 x 8'3 (2.59m x 2.51m)

Radiator, power points, wood effect flooring, coved textured ceiling.

Sitting Room

11'4 x 8'1 (3.45m x 2.46m)

UPVC double glazed French doors to rear garden, radiator, power points, wood effecting floor, coved textured ceiling, opening to:

Lounge

14'1 x 9'9 (4.29m x 2.97m)

Feature fireplace, radiator, power points, wood effect flooring, coved textured ceiling.

Hallway

Obscured UPVC double glazed window to side aspect, stairs to first floor, radiator, power points, storage cupboard, carpeted, coved smooth plastered ceiling.

Bedroom Two

12'5 (into bay) x 9'9 (into wardrobes) (3.78m (into bay) x 2.97m (into wardrobes))

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

Bedroom Three

13'5 x 8'6 (into bay) (4.09m x 2.59m (into bay))

UPVC double glazed bay window to front aspect, UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpeted, coved smooth plastered ceiling.

Bathroom

Three piece suite comprising of a shower unit, pedestal wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, radiator, tiled walls and flooring, smooth plastered ceiling.

First Floor Landing

Carpeted stair case, door leading to:

Bedroom One

17'0 x 12'9 (5.18m x 3.89m)

UPVC double glazed window to rear aspect, eaves storage, radiator, power points, carpeted, textured ceiling.

W.C.

Two piece suite comprising of a low level W.C, pedestal wash hand basin, tiled walls, laminate flooring, smooth plastered ceiling.

Rear Garden

Mainly laid to lawn with tree and shrub borders, paved patio seating area, access to garage, side access to the front of the property.

Front of Property

Front garden laid to lawn, paved driveway providing off-street parking for 3-4 cars.

Garage

25'0 x 10'0 (7.62m x 3.05m)

Up and over door, power points, obscured glazed door leading to rear garden.

Additional Information

Tenure: Freehold

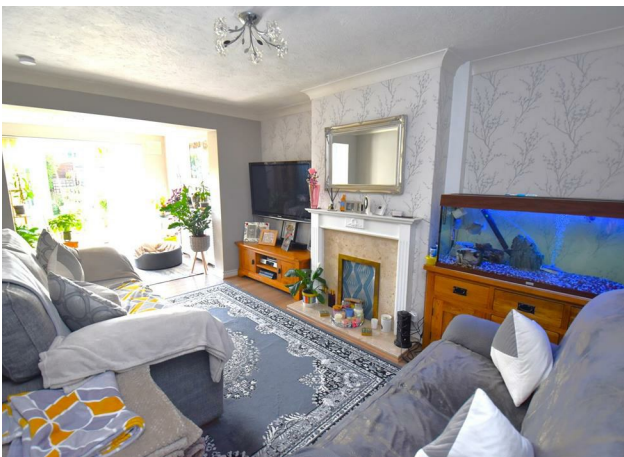
Council: Rochford District Council

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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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

Energy Efficiency Rating: Current 73, Potential 79

Environmental Impact (CO₂) Rating: Current 73, Potential 79

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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