

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Road, Hawkwell, SS5 4LG

Offers In Excess Of £400,000

Horizon Estate Agents are delighted to offer to market this spacious, well maintained three bedroom semi-detached family home, with bundles of potential! The property comprises of three double bedrooms, two reception rooms, a fitted kitchen and two bathrooms. Further benefits include a rear garden with patio seating areas, a detached garage and a driveway providing off-street parking. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Porch

Obscured UPVC double glazed entry door, obscured UPVC double glazed windows to side and front aspects, tiled flooring, textured ceiling, further door leading to:

Hallway

Radiator, storage cupboard, power points, wood effect flooring, smooth plastered ceiling.

Kitchen

9'7 x 6'6 (2.92m x 1.98m)

Range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, integrated oven, four ring gas hob with extractor hood over, integrated washing machine, space for fridge freezer, UPVC double glazed window to front aspect, power points, laminate flooring, smooth plastered ceiling.

Lounge

17'2 x 10'7 (5.23m x 3.23m)

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

Bathroom

Three piece suite comprising of a panelled bath, pedestal wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to side aspect, storage cupboard, tiled walls, tiled flooring, smooth plastered ceiling.

Family Room

21'9 x 11'5 (6.63m x 3.48m)

UPVC double glazed French Doors to rear garden, UPVC double glazed window to rear aspect, radiators, power points, carpeted, beamed smooth plastered ceiling.

First Floor Landing

Radiator, power points, wooden flooring, textured ceiling.

Bedroom One

17'0 x 11'8 (5.18m x 3.56m)

UPVC double glazed windows to front aspect, storage cupboard, eaves storage, radiator, power points, carpeted, beamed textured ceiling.

Shower Room

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

Bedroom Two

12'8 x 8'0 (3.86m x 2.44m)

UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Bedroom Three

11'3 x 8'2 (3.43m x 2.49m)

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

Rear Garden

Patio area, laid to lawn, outside power point, water tap, side access to front of the property, access to garage, additional sun patio, summerhouse.

Detached Garage

Up and over door, power and light fitted.

Front of Property

Front garden laid to lawn, driveway providing off-street parking.

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.



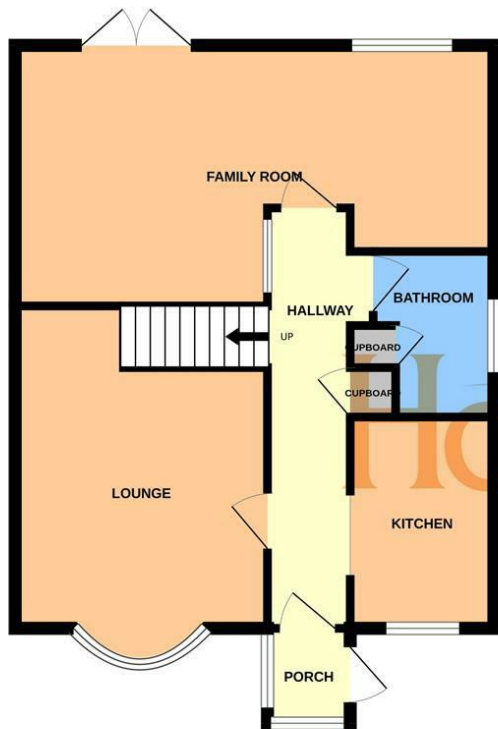
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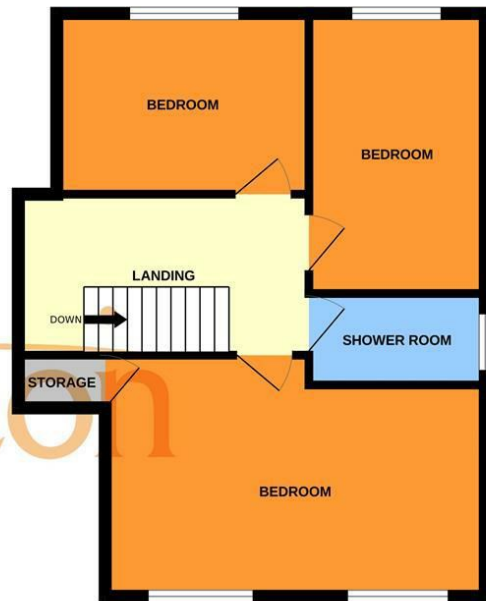
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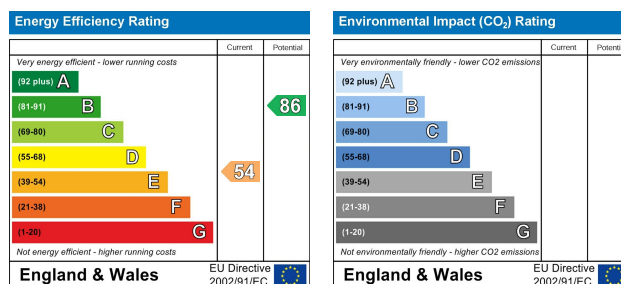
GROUND FLOOR



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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