

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Spindle Beams, Rochford, SS4 1EH

### Guide Price £550,000

\*\*\*GUIDE PRICE £550,000-£575,000\*\*\*

Horizon Estate Agents are pleased to offer to market this spacious and charming four bedroom detached family home. The property comprises of four double bedrooms, with an en-suite to Bedroom One, a Jack & Jill family shower room, a ground floor W.C, 18'5 x 11'6 Lounge, open plan kitchen/breakfast room, a separate dining room, conservatory, large utility room and study. Further benefits include a paved driveway providing off-street parking for four vehicles, an integral garage and a well maintained rear garden with multiple seating areas. Located within walking distance to Rochford Railway Station and Rochford Square, as well as backing onto 'Teletubbies Park', providing easy access to green space and dog walking routes. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
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### **Porch**

Obscured double glazed entry door, obscured double glazed window to front aspect, tile effect flooring, smooth plastered ceiling, further door to:

### **Hallway**

Storage cupboard, radiator, power points, carpeted, textured ceiling.

### **Lounge**

18'5 (into bay) x 11'6 (5.61m (into bay) x 3.51m)

Double glazed bay window to front aspect, feature fireplace, radiator, power points, carpeted, coved smooth plastered ceiling.

### **Ground Floor W.C.**

Two piece suite comprising of a low level W.C, vanity wash hand basin, heated towel rail, tiled flooring, partly tiled walls, textured ceiling.

### **Breakfast Room/Snug**

11'3 x 10'0 (3.43m x 3.05m)

Log burner, power points, tiled flooring, smooth plastered ceiling.

### **Kitchen**

11'1 x 9'1 (3.38m x 2.77m)

Range of eye and base level units with quartz work surfaces over, inset ceramic sink drainer unit, Rangemaster five ring gas cooker with extractor hood over, integrated fridge, integrated dishwasher, double glazed window to rear aspect, double glazed velux windows to rear aspect, radiator, power points, tile effect flooring, smooth plastered ceiling.

### **Dining Room**

9'9 x 9'6 (2.97m x 2.90m)

Double glazed velux windows to rear aspect, radiator, power points, tile effect flooring, smooth plastered ceiling.

### **Conservatory**

13'5 x 9'6 (4.09m x 2.90m)

Double glazed windows to rear and side aspect, double glazed French Doors to Rear Garden, power points, tile effect flooring.

### **Lobby**

Double glazed door to side, tile effect flooring, smooth plastered ceiling.

### **Study**

5'9 x 4'7 (1.75m x 1.40m)

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

### **Utility Room**

Stainless steel sink drainer unit, 2 x washing machines, tumble dryer, a fridge & freezer, storage cupboards, tile effect flooring, smooth plastered ceiling.

### **First Floor Landing**

Loft hatch, storage cupboard, power points, carpeted, textured ceiling.

### **Bedroom One**

15'8 x 12'7 (4.78m x 3.84m)

Double glazed window to front aspect, fitted wardrobes, drawers and desk, radiator, power points, carpeted, textured ceiling.

### **En-Suite**

Three piece suite comprising of shower unit, vanity wash hand basin, low level W.C, heated towel rail, obscured double glazed window to side aspect, tiled walls and flooring.

### **Bedroom Two**

11'8 x 8'6 (3.56m x 2.59m)

Double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling, door leading to:

### **Jack & Jill Shower Room**

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

### **Bedroom Three**

11'9 x 7'6 (3.58m x 2.29m)

Double glazed window to front aspect, storage cupboard, radiator, power points, carpeted, textured ceiling.

### **Bedroom Four**

11'2 x 8'2 (3.40m x 2.49m)

Double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

### **Integral Garage**

15'7 x 8'4 (4.75m x 2.54m)

Accessed via the utility room or up and over door to the front of the property, power points, ample storage/workshop space.

### **Rear Garden**

Patio seating area, decked seating area, laid to artificial lawn, 2x sheds, side access to the front of the property.

### **Front Of Property**

Block paved driveway providing off-street parking for up to 4 vehicles.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

### **Special Features**

The house backs on to a local park, 'Millview Meadows Park', known locally/colloquially as 'Teletubbies Park'.

The front drive is just 11 metres from the only main entrance/pathway to this Park, the other side of the house next door.

The house is fitted with 4-Camera CCTV (to remain), with Hard Drive Recording.

BT currently feeds Full Fibre Broadband directly into the property (underground), but other providers/cable networks are available.

Two Separate Mains supplies feed the rear garden and both Sheds. One of these feeds can be placed on a timer for lighting etc. This garden power is isolated at the main House Supply Box, but is also protected by a secondary Isolator/Trip.

The Log Burner (located in the Snug, part of the kitchen area) is rated 5kw, was fitted and certified by a local company, and each year the flue is cleaned and the burner fully checked, with an annual certificate issued to support the tests.

Both the En-Suite and main Bathroom have Devi underfloor electric heating, with digital controllers.

The integral garage is 2.55m wide and 4.7m long, internally.

The house is fitted throughout with LED lighting to minimise energy consumption.

Rochford town square is around 200 metres walk from the house, (a short cut through a pathway with street lighting) where both No.7 and No.8 bus routes from Rayleigh to Shoeburyness, Via Southend, stop.

Rochford is on the main rail line from Southend Victoria to Liverpool Street Station, London.

The Loft is 85% boarded with the excess loft insulation being used to insulate around the edges, and the loft has an access ladder and mains power/lighting.

### **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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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>65</b> | <b>79</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                             |
|-----------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                            |                                                                                       |
| England & Wales                                                 |  | EU Directive<br>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.