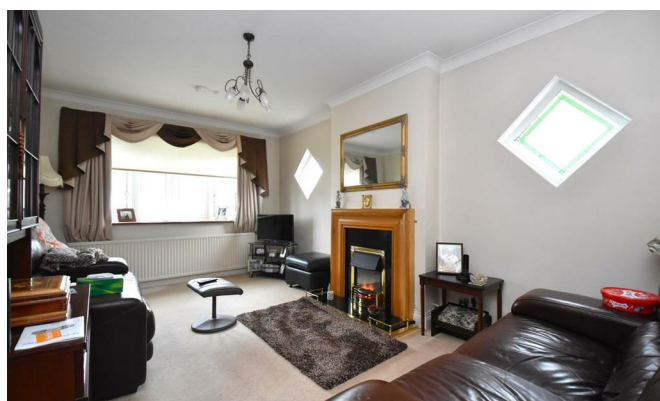


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Princess Gardens, Rochford, SS4 3BL £350,000

Horizon Estate Agents are delighted to offer to market this spacious and well maintained, three bedroom semi-detached bungalow, situated in a sought after location. The property comprises of three good-sized bedrooms, an 18'8 x 10'9 Lounge, conservatory, bathroom and kitchen. Further benefits include a well presented rear garden and a driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

sales@horizonestates.co.uk
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Entrance Hallway

Obscured UPVC double glazed entry door, radiator, power points, loft hatch, carpeted, coved smooth plastered ceiling.

Lounge

18'8 (into bay) x 10'9 (5.69m (into bay) x 3.28m)

UPVC double glazed bay window to front aspect, obscured double glazed windows to side aspect, electric feature fireplace, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom

12'6 x 8'9 (3.81m x 2.67m)

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

Bedroom

13'5 x 8'9 (4.09m x 2.67m)

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

Bedroom

7'4 x 6'7 (2.24m x 2.01m)

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

Bathroom

Three piece suite comprising of a panelled bath with shower head over, wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, tiled walls, laminate flooring, coved smooth plastered ceiling.

Kitchen

10'6 x 8'5 (3.20m x 2.57m)

Range of eye and base level units with work surfaces over, stainless steel drainer unit, space for fridge freezer, space for cooker, space and plumbing for washing machine, power points, UPVC double glazed window to rear aspect, UPVC double glazed door to conservatory, laminate flooring, smooth plastered ceiling.

Conservatory

12'8 x 10'6 (3.86m x 3.20m)

UPVC double glazed windows to rear and side aspects, UPVC double glazed French Doors to rear garden, radiator, power points, carpeted.

Rear Garden

Mainly laid to lawn, paved patio seating area, shed, side access to the front of the property.

Front of Property

Front garden laid to lawn, driveway providing ample 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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GROUND 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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.