

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Minton Heights, Rochford, SS4 3EQ

£595,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom family home, located in a sought after Ashingdon location. The property comprises of four bedrooms to the first floor, an en-suite to bedroom one, a 16'4 x 12'1 lounge, a modern fitted kitchen/Diner with integrated appliances, a ground floor W.C and a family bathroom. Further benefits include a garage, a large paved driveway providing ample off-street parking and a well proportioned rear garden with decking seating area. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

sales@horizonestates.co.uk
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rightmove

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Hallway

Upvc obscured double glazed entrance door, upvc obscured double glazed window to side aspect, coving to smooth plastered ceiling, radiator, power points, storage cupboard, hard wood flooring, stairs to first floor.

W.C

Vanity unit wash hand basin, W,C, upvc obscured double glazed window to side aspect, coving to smooth plastered ceiling, radiator, tiled flooring.

Lounge

16'4' x 12'1 (4.98m' x 3.68m)

Upvc double glazed French doors to side aspect, upvc double glazed window to front aspect, coving to smooth plastered ceiling, radiator, power points, hard wood flooring.

Kitchen/Diner

19'11 x 10'4 (6.07m x 3.15m)

A range of eye and base level high gloss white units with quartz working surfaces over, inset sink with drainer unit, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated oven, integrated microwave, five ring gas hob with extractor fan over, Upvc double glazed stable door to rear aspect, Upvc double glazed window to rear aspect, Upvc double glazed French doors to side aspect, smooth plastered ceiling with spotlights, radiator, USB power points, tiled flooring.

Landing

Coving to smooth plastered ceiling with loft access, storage cupboard, power points, carpeted, doors off to all rooms.

Bedroom One

13'10' x 10'5 (4.22m' x 3.18m)

Upvc double glazed window to side aspect, coving to smooth plastered ceiling, radiator, power points, wood flooring, door too:

En-Suite

Three piece suite comprising walk in shower with rainfall shower head, vanity unit wash hand basin, W,C, Upvc obscured double glazed window to rear aspect, part tiled walls, heated towel rail, tiled flooring.

Bedroom Two

12'2' x 11'2 (3.71m' x 3.40m)

Upvc double glazed windows to front and side aspects, coving to smooth plastered ceiling,, radiator, power points, wood flooring.

Bedroom Three

17'2 x 9'9 (5.23m x 2.97m)

Upvc double glazed window to front aspect, coving to textured ceiling with loft access. radiator, power points, wood flooring.

Bathroom

Four piece suite comprising panelled bath with rainfall shower above, vanity unit wash hand basin, W,C, Upvc obscured double glazed window to rear aspect, smooth plastered ceiling, part tiled walls, tiled flooring.

Bedroom Four

10'1' x 9'4 (3.07m' x 2.84m)

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, wood flooring.

Rear of property

Decked seating area, remainder laid to lawn, side access to the front of the property. further paved patio area.

Garage

Up and over door, power and light.

Front of Property

Paved driveway proving off-street parking for three vehicles.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

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.



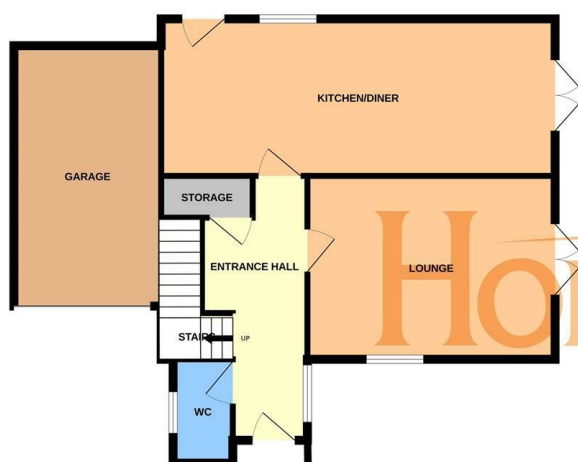
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GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

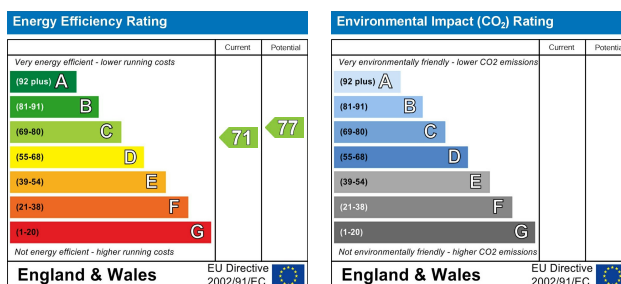


1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.7 sq.m.) approx.

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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