

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Avenue, Rochford, SS4 3AW

Offers In Excess Of £400,000

Horizon Estate Agents are delighted to offer for sale this immaculate, recently renovated 2 bedroom bungalow, which is situated in a private turning off of the popular Rectory Avenue. The property has a spacious kitchen/diner 21'6 x 16'6, modern conservatory and shower room. Two double bedrooms with integrated wardrobes. There is a garage that has been converted into an office, ample off-street parking and a spacious rear garden. This property has the potential to extend subject to planning. Viewing is strongly recommended. Complete onward chain.

sales@horizonestates.co.uk
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Entrance Hall

Upvc obscured double glazed entrance door, coving to textured ceiling with loft access, storage cupboard, radiator, carpeted.

Bedroom One

13'3" x 9'7" (4.04m' x 2.92m)

Upvc double glazed bay window to front aspect, coving to textured ceiling, built in wardrobes, fitted wardrobes, radiator, power points, carpeted.

Bedroom Two

10'1" x 8'9" (3.07m' x 2.67m)

Upvc double glazed window to front aspect, coving to textured ceiling, built in wardrobe, radiator, power points, carpeted.

Shower Room

Three piece suite comprising walk in shower, w.c, vanity unit wash hand basin, upvc obscured double glazed window to side aspect, smooth plastered ceiling with spotlights, extractor fan, heated towel rail, wood effect flooring.

Kitchen/Diner

21'6" x 16'6" (6.55m' x 5.03m)

Kitchen- A range of eye and base level units with working surfaces over, inset sink with drainer unit, integrated NEFF oven, integrated dishwasher, four ring gas hob with extractor fan over, space and plumbing for washing machine, dryer, fridge freezer, upvc double glazed stable door to side aspect, upvc double glazed window to side aspect, upvc double glazed window to rear aspect, part tiled walls.

Diner- Coving to smooth plastered ceiling with spotlights, fitted cupboards, radiator, power points, wood flooring, opening to:

Lounge/Conservatory

11'10" x 11'8" (3.61m' x 3.56m)

SupaLite roof fitted in 2021 with heater and spotlights, upvc double glazed patio doors to side aspect, upvc double glazed windows to all aspects, power points, wood flooring.

Garage/Office

11'5" x 8'2" (3.5 x 2.5)

Front part converted to office space, upvc double glazed window to side aspect, smooth plastered ceiling with spotlights, power points, wood flooring. Back part storage space with upvc double glazed door to rear garden.

Office. 3.5. X 2.5 metres.

Storage area 3.3 X 2.7 metres.

Front of Property

Driveway providing off street parking for two vehicles, side gate to rear garden.

Rear of Property

Paved patio area with remainder laid to lawn with shrub borders.

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
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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 is given 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.