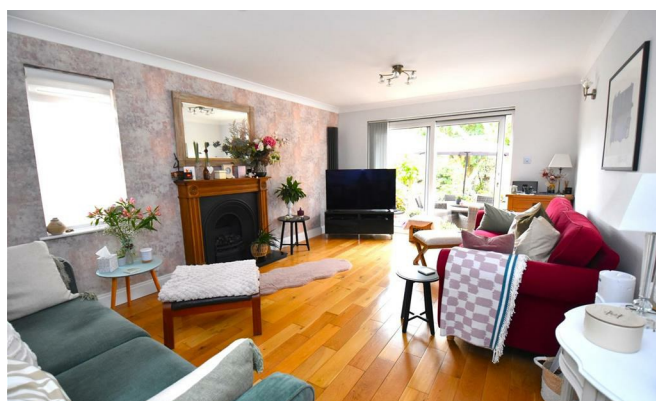


01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Avenue, Rochford, SS4 3AT £575,000

Horizon Estate Agents are delighted to offer to market this immaculately presented four bedroom detached family home, situated in a sought after location. The property comprises of four good-sized bedrooms, en-suite to bedroom one, a family bathroom, a ground floor cloakroom, two reception rooms and a modern fitted kitchen. Further benefits include a beautifully presented rear garden with a patio seating area, a garage and a paved driveway providing off-street parking for 3-4 vehicles. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

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Entrance Hall

Hardwood entrance door, double glazed side panel to front aspect, stairs to the first floor, storage cupboard, radiator, power points, tiled flooring, coved smooth plastered ceiling.

Cloakroom

Close coupled W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, radiator, tiled flooring, coved smooth plastered ceiling.

Kitchen

13'4 into bay x 12'2 (4.06m into bay x 3.71m)

UPVC double glazed bay window to front aspect. Fitted kitchen comprising of eye and base level units with work surfaces over. Stainless steel sink drainer unit, four ring gas hob with extractor hood over, integrated oven, integrated dishwasher, integrated washing machine, breakfast bar, space for fridge freezer, power points, wood flooring, coved smooth plastered ceiling.

Lounge

18'5 x 12'3 (5.61m x 3.73m)

UPVC double glazed patio doors to rear garden, UPVC double glazed window to side aspect, cast iron fireplace, radiator, power points, wood flooring, coved smooth plastered ceiling.

Dining Room

11'3 x 9'5 (3.43m x 2.87m)

UPVC double glazed sliding doors to rear garden, radiator, power points, wood flooring, coved smooth plastered ceiling.

First Floor Landing

UPVC double glazed window to side aspect, loft access, storage cupboard, power points, carpeted, coved smooth plastered ceiling.

Bedroom One

12'3 x 11'3 (3.73m x 3.43m)

UPVC double glazed window to rear aspect, built-in wardrobes, radiator, power points, carpeted, coved textured ceiling.

En-Suite

Three piece suite comprising of an enclosed shower cubicle, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, partly tiled walls, tiled flooring, coved textured ceiling.

Bedroom Two

12'3 x 10'9 max (3.73m x 3.28m max)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

Bedroom Three

11'3 x 9'4 (3.43m x 2.84m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved textured ceiling.

Bedroom Four

9'4 x 8'0 (2.84m x 2.44m)

UPVC double glazed window to front aspect, radiator, power points, wood flooring, coved textured ceiling

Bathroom

Three piece suite comprising of a panelled bath, concealed W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, partly tiled walls, tiled flooring, coved smooth plastered ceiling.

Rear Garden

Commences with a paved patio seating area, laid to lawn with flower bed and shrub borders, shed, side access to the garage and front of the property.

Garage

Up and over door, power points.

Front of Property

Block paved driveway providing off-street parking for 3-4 vehicles.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: F

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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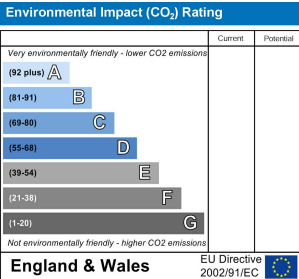
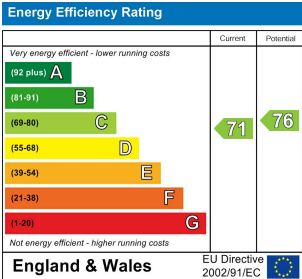
GROUND FLOOR



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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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.