01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts

Oak Road, Rochford, SS4 1NR
£500,000

Horizon Estate Agents are delighted to offer to market this spacious, three bedroom semi-detached chalet, located on a private road. The property comprises of three double bedrooms, family bathroom, lounge, kitchen, utility and conservatory. Further benefits are a rear garden in excess of 120ft long, garage and off street parking for multiple vehicles. Located on one of the most sought after roads in Rochford and within walking distance to Rochford Railway Station, bus links, shops and schools. Internal viewing is essential.

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Porch
Double glazed windows to side and front aspect, double entrance doors, textured ceiling, power point, tiled flooring, obscured entrance door to:

Hallway
Textured ceiling, radiator, stares to first floor with storage cupboards beneath, carpeted.

W/C
Vanity unit wash hand basin, close coupled w/c, upvc obscured double glazed window to side aspect, radiator, wood flooring.

Bedroom Two
15'8' x 11'9' (4.78m' x 3.58m')
Upvc double glazed bay window to front aspect, coving to smooth plastered ceiling, feature fireplace, radiator, power points, carpeted.

Lounge
15'7' x 14'10 (4.75m' x 4.52m)
Upvc double glazed French door to rear garden, coving to smooth plastered ceiling, feature fireplace, radiator, power points, carpeted.

Inner Lobby
Coving to textured ceiling, storage cupboard, tiled effect flooring.

Utility
7'2' x 6'9' (2.18m' x 2.06m')
Range of eye and base level units with working surfaces over, inset stainless steel sink with drainer unit, space and plumbing for washing machine and other appliances, coving to textured ceiling, upvc obscured double glazed window to side aspect, power points, tiled effect flooring.

Kitchen
10'9' x 9'7 (3.28m' x 2.92m)
Range of eye and base level units with working surfaces over, inset sink with drainer unit, integrated dishwasher, integrated fridge, integrated NEFF microwave, extractor hood above space for cooker, coving to textured ceiling, part tiled walls, power points, tiled effect flooring, opening to:

Conservatory
11'2' x 10' (3.40m' x 3.05m)
Upvc double glazed windows to side and rear aspect, upvc double glazed doors to side aspect, wood flooring.

Landing
Textured ceiling, power points, eaves storage, carpeted.

Bedroom One
15'7' x 10'9' (4.75m' x 3.28m')
Upvc double glazed window to front aspect, smooth plastered ceiling, fitted wardrobes, radiator, power points, carpeted.

Bedroom Three
13'5' x 11'5' (4.09m' x 3.48m')
Upvc double glazed window to rear aspect, upvc double glazed window to side aspect, smooth plastered ceiling, two storage cupboards, radiator, power points, carpeted.

Bathroom
A four piece suite comprising walk in shower cubicle, panelled bath, vanity unit wash hand basin, w.c, upvc obscured double glazed window to side aspect, smooth plastered ceiling with loft access, part tiled walls, heated towel rail, laminated flooring.

Rear of Property
Rear garden in excess of 120f, commencing with a paved patio seating area, remained laid to lawn with tree and shrub borders, access to garage, further seating area and outbuilding midway down garden.

Front of Property
Stoned driveway proving off street parking for 4 vehicles, side access to garage.

Additional Information
Tenure: Freehold
Council: Rochford District Council
Tax Band: E

Agent 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.

OAK ROAD
PRIVATE ROAD

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GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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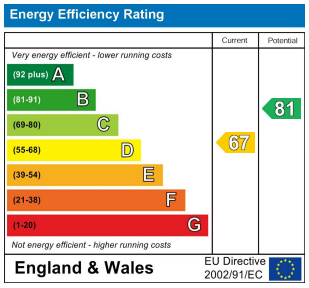

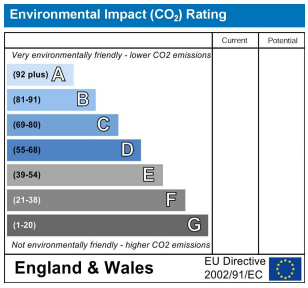

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

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