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

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Clifton Road, Rochford, SS4 3HJ
Offers In Excess Of £500,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom detached family home, situated in the sought after Clifton Road in Ashingdon. The property comprises of four good-sized bedrooms, a newly fitted shower room, a ground floor W.C, integrated kitchen, 17'0 x 11'9 lounge, separate dining room and a conservatory. Further benefits include an immaculately presented rear garden, solar panels, garage and a paved driveway providing ample off-street parking. Located in close proximity to local schools, shops and bus links. Internal viewing is essential.

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Porch
Obscured UPVC double glazed entry door, obscured UPVC double glazed windows to front and side aspects, tiled flooring, smooth plastered ceiling, further obscured UPVC double glazed door leading to:

Hallway
Obscured UPVC double glazed window to front aspect, under stairs storage cupboard, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Dining Room
12'1 (into bay) x 8'7 (3.68m (into bay) x 2.62m)
UPVC double glazed bay window to front aspect, radiator, power points, carpeted, coved textured ceiling.

W.C.
Two piece suite comprising of a low level W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, radiator, carpeted, coved smooth plastered ceiling.

Kitchen
12'4 x 7'9 (3.76m x 2.36m)
Range of eye and base level units with work surfaces over, ceramic sink drainer unit, four ring gas hob with extractor hood over, integrated oven, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to side, power points, wood effect flooring, smooth plastered ceiling.

Lounge
17'0 x 11'9 (5.18m x 3.58m)
Gas feature fireplace, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Conservatory
11'9 x 11'4 (3.58m x 3.45m)
UPVC double glazed sliding door to rear garden, UPVC double glazed Skylight, UPVC double glazed windows to side aspect, power points, wood effect flooring.

First Floor Landing
UPVC double glazed window to side aspect, storage cupboard, loft hatch, carpeted, coved smooth plastered ceiling.

Bedroom
12'7 x 10'9 into wardrobe (3.84m x 3.28m into wardrobe)
UPVC double glazed windows to rear aspect, fitted wardrobes, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom
11'2 x 8'9 (3.40m x 2.67m)
UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Shower Room
Three piece suite comprising of a double walk-in shower unit, vanity wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls, vinyl flooring, smooth plastered ceiling.

Bedroom
11'2 x 9'9 (3.40m x 2.97m)
UPVC double glazed window to front aspect, radiator, power points, carpeted, wood effect flooring.

Bedroom
11'2 x 10'0 (max) (3.40m x 3.05m (max))
UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpeted, coved textured ceiling.

Rear Garden
Paved patio seating area, laid to lawn with tree and shrub borders, 2x sheds, greenhouse, vegetable beds, side access to the front of the property.

Front of Property
Paved driveway providing off-street parking for 3-4 cars.

Garage
17'0 x 8'2 (5.18m x 2.49m)
Up and over door, obscured UPVC double glazed door to rear garden, power points.

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.





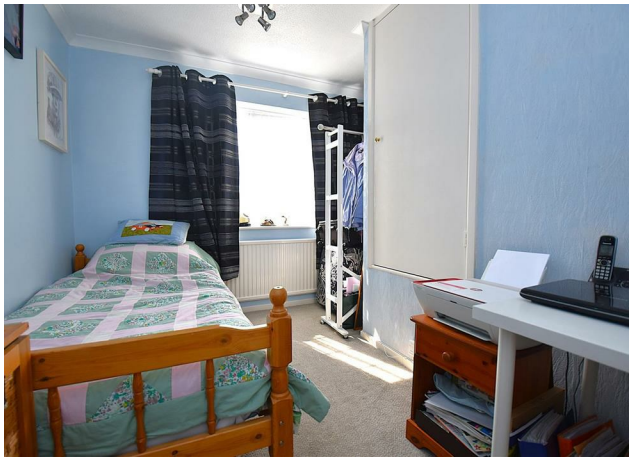












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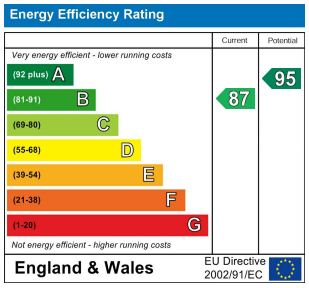
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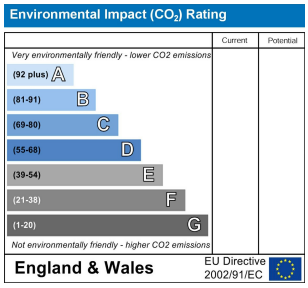
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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