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

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Barbara Close, Rochford, SS4 1NQ
Offers In Excess Of £425,000

Horizon Estate Agents are delighted to present to the market this immaculately presented three-bedroom semi-detached bungalow, ideally situated in a sought-after location.
The well-presented accommodation comprises three generously sized double bedrooms, with bedroom one benefiting from an en-suite, a spacious lounge, open-plan kitchen/diner with integrated Neff appliances, a utility room and a family bathroom.
Externally, the property offers a good-sized rear garden, along with a driveway providing ample off-street parking. The property has also been insulated externally.
The property is conveniently located within walking distance of Rochford Railway Station, local schools, shops and excellent bus links, making it an ideal choice for a range of buyers.
An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

sales@horizonestates.co.uk
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Hallway
Obscured UPVC double glazed entry door, radiator, power points, loft hatch, Ted Todd wooden flooring, smooth plastered ceiling.

Bedroom One
13'3 into bay x 11'9 (4.04m into bay x 3.58m)
UPVC double glazed bay window to front aspect, radiator, power points, laminate flooring, shutters to windows, coved smooth plastered ceiling.

En-Suite
Three piece suite comprising of a shower unit, vanity wash hand basin, close coupled W.C, heated towel rail, heated LED mirror, tiled flooring, tiled walls, smooth plastered ceiling.

Utility Room
6'4 x 5'5 (1.93m x 1.65m)
UPVC double glazed window to side aspect, fitted wardrobes, space and plumbing for washing machine, tiled flooring, smooth plastered ceiling.

Bedroom Two
10'7 x 10'6 (3.23m x 3.20m)
UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, vinyl flooring, shutters to windows, textured ceiling.

Bathroom
Three piece suite comprising of a panelled bath, wash hand basin, close coupled W.C, airing cupboard, obscured UPVC double glazed window to side aspect, heated towel rail, tiled walls, tiled flooring, smooth plastered ceiling.

Bedroom Three
9'9 x 8'8 (2.97m x 2.64m)
UPVC double glazed window to side aspect, radiator, power points, vinyl flooring, shutters to windows, coved textured ceiling.

Lounge
11'7 x 10'6 (3.53m x 3.20m)
Integrated log burner, radiator, power points, Ted Todd wooden flooring, smooth plastered ceiling, opening to:

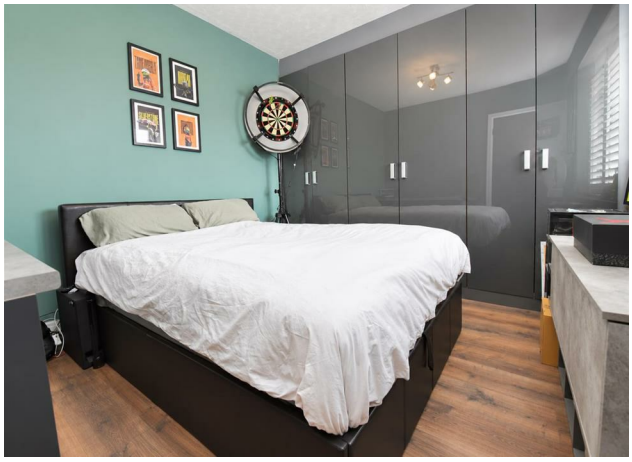
Kitchen/Diner
20'3 x 10'7 (6.17m x 3.23m)
Range of eye and base level units with Granite work surfaces over, ceramic sink drainer unit with hose tap, integrated Neff oven, integrated Neff four ring electric hob, Neff extractor hood above, integrated Neff Dishwasher, space for fridge freezer, power points, tiled flooring, aluminum double glazed windows to rear aspect, aluminum double glazed French Doors to rear garden, double glazed Skylight with electric blinds, radiator, power points, tiled flooring to the kitchen, Ted Todd wooden flooring to the dining area, smooth plastered ceiling.

Rear Garden
Paved patio seating area, laid to artificial lawn, shed, side access to the front of the property.

Front of Property
Driveway providing ample off-street parking, front garden laid to lawn.

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
822 sq.ft. (76.4 sq.m.) approx.

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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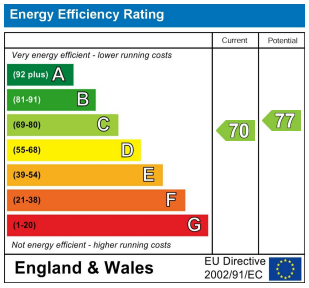

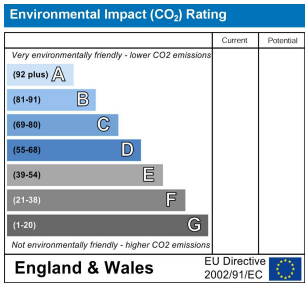

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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