

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Road, Rochford, SS4 1UD £375,000

Horizon Estate Agents are pleased to bring to the property market this three bedroom semi detached chalet. Situated close to shops, schools and all local transport links. The property has a recently fitted and modernised bathroom. The lounge leads on to the dining room which is open plan to the modern fitted kitchen. This property has the added advantage of a utility room with double doors that open for a walk in larder. There are three modern and well maintained bedrooms. Front garden that has a driveway for approximately 3 cars and leads to the garage. Rear garden is mainly laid to lawn. This property is a must see! Call us now to arrange a viewing.

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rightmove

[onTheMarket.com](https://www.onthemarket.com)

UPVC entrance door and obscured glazed side window

Hallway

Smooth plastered ceiling, wood effect flooring, radiator. Stairs to first floor with understairs cupboard. UPVC double glazed window to front.

Lounge

10'6' x 9'7 (3.20m' x 2.92m)

Smooth plastered ceiling, UPVC double glazed window to front, carpet and radiator. Opening to:

Kitchen/Diner

21'1' x 11'9 (6.43m' x 3.58m)

Dining area: Smooth plastered ceiling, UPVC double glazed patio doors to rear, wood effect flooring and radiator.

Kitchen area: Smooth plastered ceiling, wood effect flooring, range of base and eye level units with work surfaces and inset sink and drainer. Integrated appliances include Oven, hob, extractor hood and dishwasher. Space for other appliances. Opening to:

Utility Room

11'6' x 6'4 (3.51m' x 1.93m)

Smooth plastered ceiling, UPVC double glazed windows to side and rear. Wood effect flooring, radiator, work surface with space and plumbing under for appliances. Large storage cupboard. Double doors to walk in larder cupboard with smooth ceiling and wood effect flooring.

Bathroom

Smooth plastered ceiling, fully tiled walls, wood effect flooring and heated towel rail. White suite comprising bath with shower screen and shower. Wash hand basin and WC within unit comprising cupboards.

Landing

Upvc double glazed window to side aspect, smooth plastered ceiling with loft access, storage space, power points, radiator, carpeted.

Bedroom One

14'8' x 9'9 (4.47m' x 2.97m)

Upvc double glazed window to rear aspect, smooth plastered ceiling, power points, radiator, carpeted.

Bedroom Two

11'2' x 10'9 (3.40m' x 3.28m)

Upvc double glazed window to rear aspect, smooth plastered ceiling, power points, radiator, carpeted.

Bedroom Three

10'1' x 9'9 (3.07m' x 2.97m)

Upvc double glazed window to front aspect, smooth plastered ceiling, power points, radiator, carpeted.

Additional Information

Council Tax: Rochford District Council

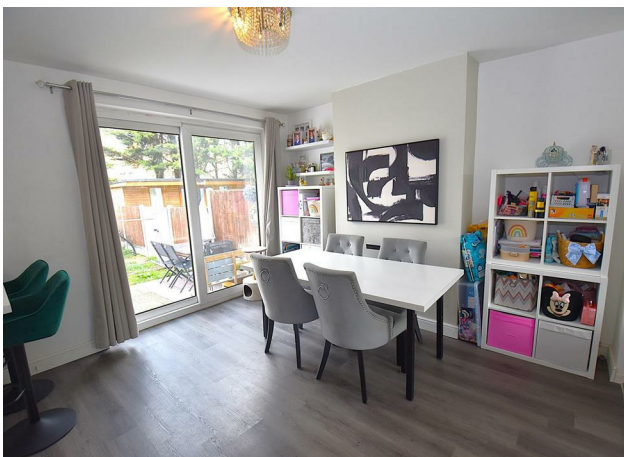
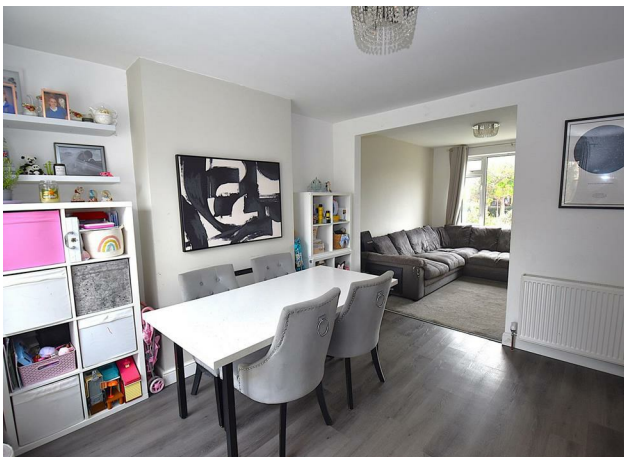
Council Tax Band: C

Tenure: Freehold

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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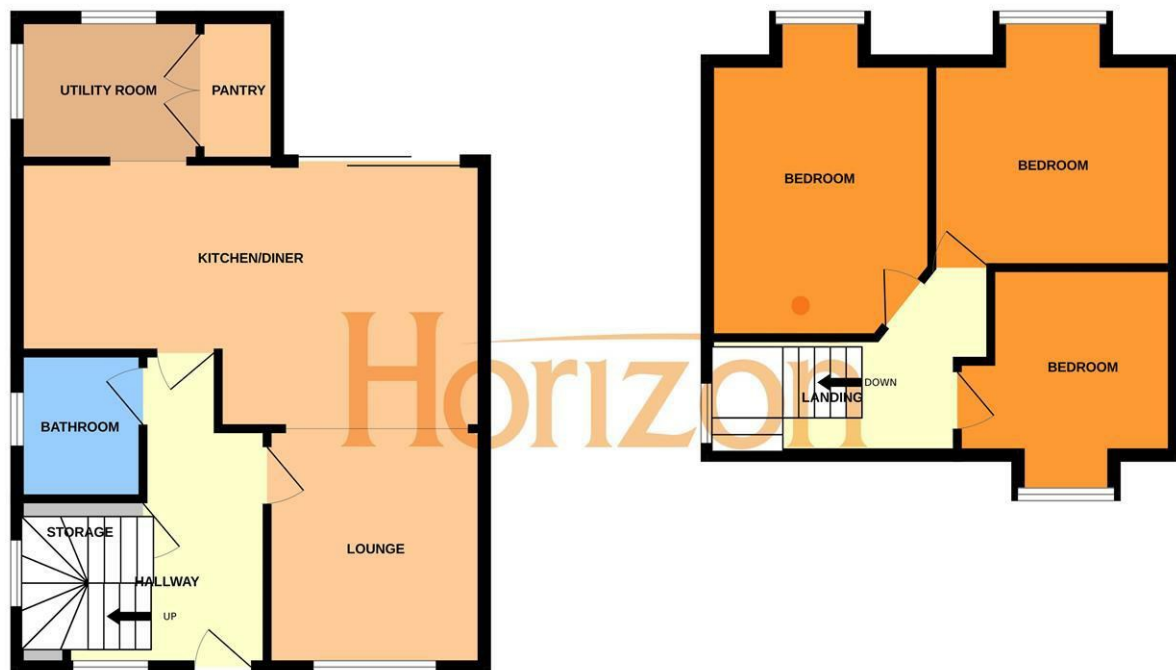
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GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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 as 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					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		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.

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