

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Kingsmans Farm Road, Hullbridge, SS5 6EP £275,000

Horizon Estate Agents are delighted to offer to market this spacious and charming, park home located in Red River Country Park on Kingsmans Farm Road, Hullbridge. The property comprises of a modern open plan kitchen/diner with a Breakfast Bar providing the perfect socialising area, a 19'2 x 10'9 Lounge, a large bathroom with a jacuzzi bath, two double bedrooms and an en-suite shower room and walk-in wardrobe to bedroom one. Further benefits include a decked seating area, a garden laid to artificial lawn and a paved driveway providing off-street parking for 2 cars. Internal viewing is essential.

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UPVC obscured double glazed entry door leading to:

### **Kitchen/Diner**

19'2 x 13'9 (5.84m x 4.19m)

Range of eye and base level units with work surfaces over, breakfast bar island, integrated fridge freezer, integrated dishwasher, integrated washer dryer, four ring gas hob with extractor hood over, integrated oven, composite sink drainer unit with mixer tap, UPVC double glazed windows to side aspects, obscured UPVC double glazed door to decked seating area, radiator, power points, wood effect flooring, textured ceiling.

### **Lounge**

19'2 x 10'9 (5.84m x 3.28m)

UPVC double glazed windows to front and side aspects, UPVC double glazed sliding doors to decked seating area, Aircon Unit, electric feature fireplace, radiator, power points, carpeted, textured ceiling.

### **Hallway**

Storage cupboard, loft hatch, power points, wood effect flooring, coved textured ceiling.

### **Bathroom**

Three piece suite comprising of a Jacuzzi Bath tub, vanity wash hand basin, close coupled W.C, heated towel rail, fitted storage units, tiled walls and flooring, obscured UPVC double glazed window to side aspect, textured ceiling.

### **Bedroom One**

9'4 x 9'2 (2.84m x 2.79m)

UPVC double glazed window to side aspect, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling, opening to:

### **Walk-in Wardrobe**

6'4 x 3'6 (1.93m x 1.07m)

Fitted wardrobes, dressing area.

### **En-Suite**

Three piece suite comprising of a shower unit, vanity wash hand basin, close coupled W.C, radiator, obscured UPVC double glazed window to side aspect, tiled walls and flooring, textured ceiling.

### **Bedroom Two**

9'11 x 9'4 (3.02m x 2.84m)

UPVC double glazed window to side aspect, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling.

### **Exterior**

Decked seating area, garden mainly laid to artificial lawn, shed with power.

### **Parking**

Paved driveway providing off-street parking for 2 vehicles.

### **Additional Information**

Tenure: Freehold

Park Fees: £329 pcm (including Water, Sewage & Ground Rent)

Council: Rochford District Council

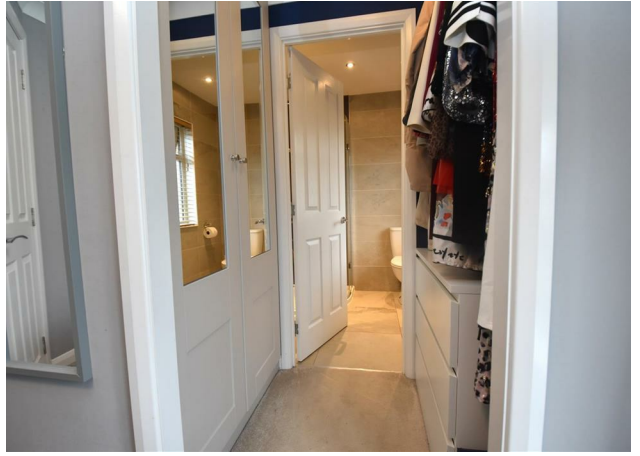
Tax Band: B

### **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



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                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| 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.