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

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Marshalls, Rochford, SS4 1SP
£375,000

Horizon Estate Agents are delighted to present to the market this spacious and well maintained three-bedroom semi-detached family home, ideally positioned within a quiet cul-de-sac on the highly sought-after Holt Farm Estate.
The property offers well-proportioned and versatile living accommodation throughout, comprising a spacious lounge, separate dining room, modern fitted kitchen, ground floor bathroom, first floor shower room and three bedrooms.
Externally, the property further benefits from a garage, a driveway providing ample off-street parking and an immaculately maintained rear garden, featuring a recently installed covered decked seating area, perfect for outdoor dining and entertaining.
Conveniently situated within walking distance of local schools, shops, bus links and Rochford Railway Station. Internal viewing is essential.

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Hallway
Obscured UPVC double glazed entry door, obscured UPVC double glazed window to side aspect, radiator, power points, stairs to first floor, carpeted, coved smooth plastered ceiling.

Lounge
15'7 x 10'5 (4.75m x 3.18m)
UPVC double glazed window to front aspect, feature fireplace, radiator, power points, carpeted, coved textured ceiling.

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

Dining Room
11'10 x 10'3 (3.61m x 3.12m)
Storage cupboard, radiator, power points, wood effect flooring, textured ceiling, opening to:

Kitchen
10'4 x 8'10 (3.15m x 2.69m)
Range of eye and base level units with work surfaces over, integrated fridge freezer, four ring gas hob with extractor hood over, integrated oven, integrated dishwasher, stainless steel sink drainer unit, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed door leading to rear garden, UPVC double glazed window to rear aspect, power points, vinyl flooring, coved textured ceiling.

First Floor Landing
Loft hatch, storage cupboard, carpeted, coved smooth plastered ceiling.

Bedroom One
16'0 x 9'9 (4.88m x 2.97m)
UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling.

Bedroom Three
8'4 x 7'2 (2.54m x 2.18m)
UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, textured ceiling.

Bedroom Two
8'4 x 8'4 (2.54m x 2.54m)
UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Shower Room
Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, heated towel rail, tiled walls, tiled flooring, textured ceiling

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

Front of Property
Front garden laid to lawn, driveway providing ample off-street parking, garage.

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.

















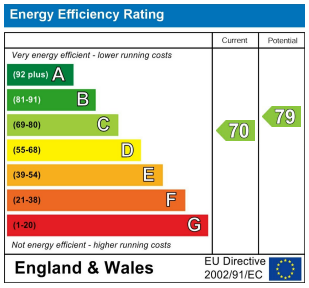
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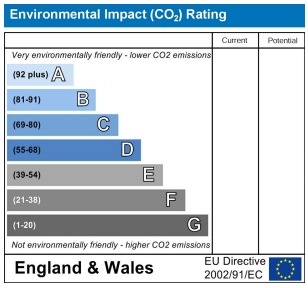
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8 MARSHALLS

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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