

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

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Parklands, Rochford, SS4 1SH

£365,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, three bedroom semi-detached chalet, situated on the sought after Holt Farm Estate. The property comprises of three bedrooms, en-suite to bedroom one, fitted kitchen, a spacious lounge, separate dining room and a utility room/W.C, which could easily be converted back into a shower room. Further benefits include a detached garage with power, well maintained front and rear gardens, and a driveway providing ample off-street parking. Located within walking distance to local schools, shops and transport links. Internal viewing is essential.

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Porch

UPVC double glazed entry door, UPVC double glazed windows to front and side aspects, tiled flooring, further obscured UPVC double glazed door leading to:

Lounge

18'8 max x 15'6 max (5.69m max x 4.72m max)

UPVC double glazed windows to front and side aspects, radiators, gas feature fireplace, power points, carpeted, coved smooth plastered ceiling.

Kitchen

8'9 x 6'7 (2.67m x 2.01m)

Range of eye and base level units with work surfaces over, four ring gas hob with extractor hood over, integrated oven, stainless sink drainer unit, space for fridge, space for freezer, UPVC double glazed window to side aspect, UPVC double glazed door to side aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Hallway

Stairs to first floor, under stairs storage cupboard, carpeted, coved smooth plastered ceiling.

W.C. / Utility Room

6'7 x 5'5 (2.01m x 1.65m)

Potential to convert back to a shower room.

Space and plumbing for washing machine, space for tumble dryer. Vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, heated towel rail, tiled flooring, smooth plastered ceiling.

Dining Room

11'5 x 8'8 (3.48m x 2.64m)

UPVC double glazed French Doors to rear garden, radiator, power points, wood flooring, coved smooth plastered ceiling.

Bedroom Three

8'9 x 6'7 (2.67m x 2.01m)

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

First Floor Landing

Carpeted, smooth plastered ceiling.

Bedroom One

13'5 max x 12'6 max (4.09m max x 3.81m max)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, coved smooth plastered ceiling.

En-Suite

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

Bedroom Two

12'6 max x 11'1 max (3.81m max x 3.38m max)

UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Rear Garden

Decked seating area, laid to lawn, flower bed borders, paved patio seating area, shed with power, side access to the front of the property.

Detached Garage

Up and over door, power points.

Front of Property

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

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

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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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	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		Not environmentally friendly - higher CO ₂ emissions	
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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