

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Princess Gardens, Rochford, SS4 3BJ
£550,000

Horizon Estate Agents are delighted to offer for sale this extended three/four double bedroom detached family home. This outstanding property benefits from a modern high gloss fitted kitchen, with a variety of integrated appliances, a 20' lounge and a separate dining room. Further features include a modern four piece bathroom suite with under floor heating, an approx 100' rear garden with large patio area ideal for entertaining, a bar measuring 14'2 x 9'9, and a 20'6 x 14'1 office/games room. Situated close to local shops, schools and local amenities. An early internal viewing is essential to avoid disappointment.

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Entrance

Upvc part glazed entrance door to:-

Entrance Hall

Two obscured double glazed window to front aspect, fitted cupboard, smooth plaster ceiling with inset downlights, tiled flooring, power points, door leading to lounge, further door leading to;

Ground Floor WC

Comprising vanity wash hand basin with cupboard under, close coupled WC, chrome heated towel rail, tiled flooring, smooth plaster ceiling with inset downlights, extractor fan.

Lounge

20' x 13'7 (6.10m x 4.14m)

Double glazed windows to front and side aspects aspect, shutters to all windows, double glazed French doors to rear aspect leading to rear garden, wood flooring, power points, coving to smooth plaster ceiling, stairs to first floor with cupboard under, door to;

Kitchen/Breakfast Room

21'5 x 15'9 (6.53m x 4.80m)

L-Shaped. Comprising a range of fitted, high gloss, eye and base level units with South African Iroko wood surfaces, inset one and a half bowl single drainer sink unit with mixer tap, waste disposal unit, fitted Iroko wooden breakfast bar. Integrated appliances include two Bosch ovens, Smeg induction hob with extractor fan, Bosch dishwasher and Hotpoint washing machine. Concealed lighting to eye level units and skirting lighting at floor level, radiator, power points, coving to smooth plaster ceiling with inset downlights. Double glazed window to rear aspect with shutters, two double glazed skylight windows above. Double glazed French doors to side aspect leading to rear garden. Double doors leading to:

Dining Room/Bedroom Four

15'5 x 8'3 (4.70m x 2.51m)

Double glazed window to front aspect with shutters, part panelled walls. built in cupboard, radiator, power points, coving to smooth plaster ceiling.

First Floor Landing

Doors leading to:

Bedroom One

13'7 11'8 (4.14m 3.56m)

Two double glazed windows to front aspect with shutters, further double glazed window to side aspect with shutters, radiator, laminate flooring, power points with USB ports, coving to smooth plaster ceiling with inset downlights.

Bedroom Two

19'9 x 8'8 (6.02m x 2.64m)

Two double glazed windows to rear aspect, part panelled walls, radiator, power points, coving to smooth plaster ceiling, laminate flooring.

Bedroom Three

15'8 x 7'5 (4.78m x 2.26m)

Two double glazed windows to front aspect with shutters, radiator, power points, smooth plaster ceiling, laminate flooring.

Family Bathroom

8'9 x 7'7 (2.67m x 2.31m)

Four piece suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, vanity wash hand basin with drawers under, enclosed shower cubicle with built in shower, rainfall shower head and second shower hose, part tiled walls, vinyl flooring, underfloor heating, smooth plaster ceiling with inset downlights, inset Bluetooth ceiling speaker, obscured double glazed window to rear aspect.

Rear Garden

approx 100' (approx 30.48m)

Commencing with a large raised and enclosed patio area with brick wall surround, step down to laid to lawn area with path leading to rear, raised flower beds to side, sun decking area, fenced surrounds, side access, outside lighting and power, access to additional storage including two timber sheds and a tin shed all of which remain.

Bar

14'2 x 9'9 (4.32m x 2.97m)

Timber built bar with wall shelving behind, power points, lighting, double glazed window to front.

Office/Games Room

20'6 x 14'1 (6.25m x 4.29m)

Part glazed double opening doors to front aspect, three double glazed windows to front aspect, power points, inset downlights, air conditioning, carpeted.

Front of Property

Block paved driveway provides off street parking for several vehicles.

Additional Information

Tenure: Freehold

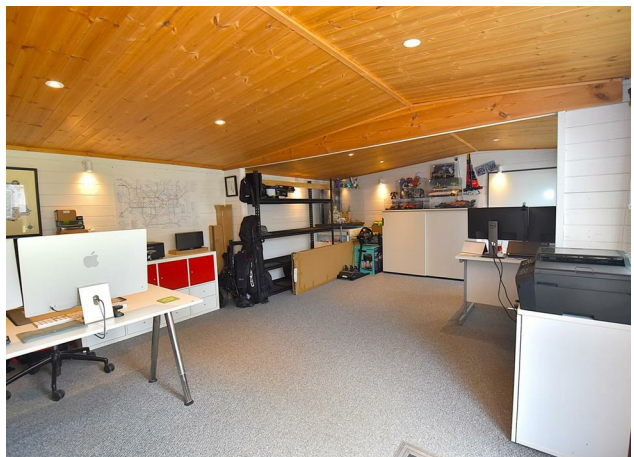
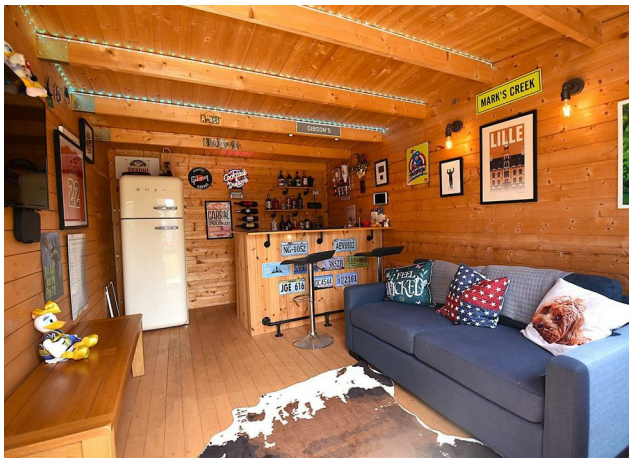
Council: Rochford District Council

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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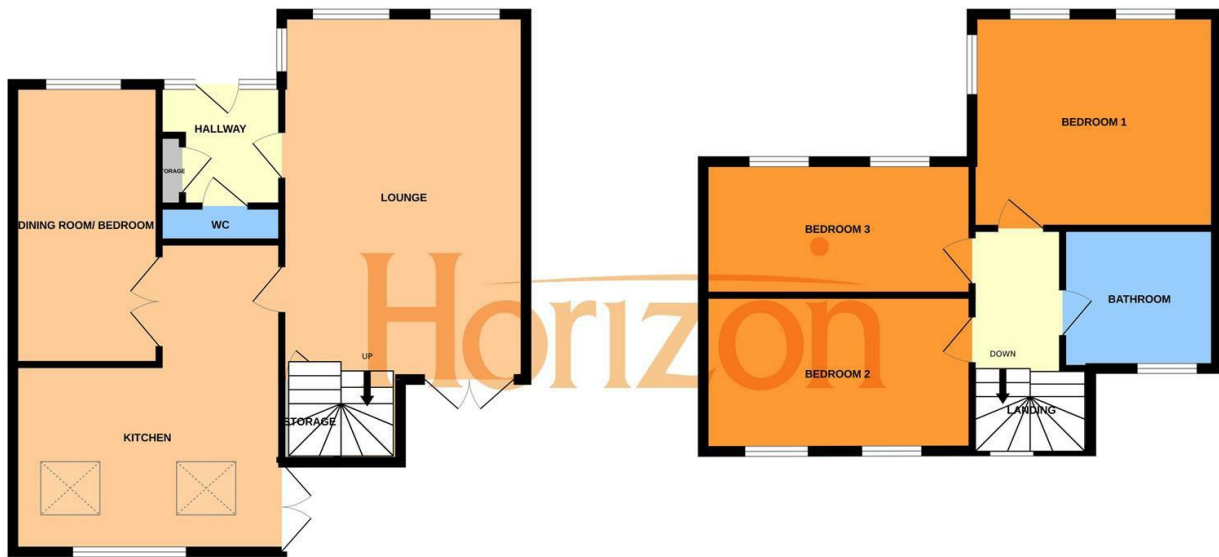
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GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	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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