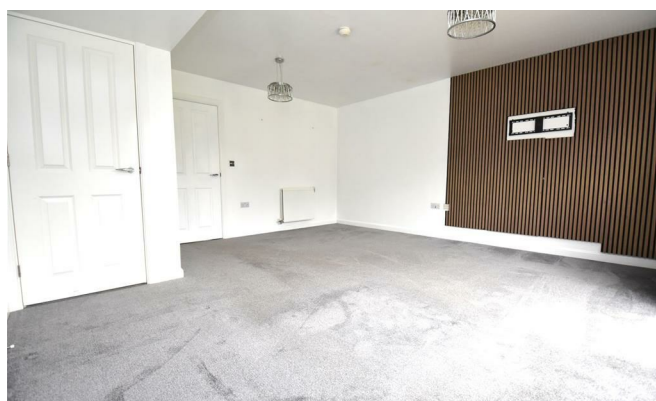


# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Alice Gardens, Rochford, SS4 1YD

### £375,000

Horizon Estate Agents are delighted to offer to market this spacious, two bedroom semi-detached house, situated in a sought after location. The property comprises of two double bedrooms, a family bathroom, a ground floor W.C, a modern fitted kitchen with integrated appliances and a 15'8 x 15'1 Lounge/Diner. Further benefits include a rear garden with a patio seating area and a driveway providing ample off-street parking. Offered with NO ONWARD CHAIN. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



rightmove

onTheMarket.com

### Hallway

Obscured UPVC double glazed entry door, radiator, power points, tiled flooring, smooth plastered ceiling.

### W.C.

Two piece suite comprising of a low level W.C, wash hand basin, obscured UPVC double glazed window to front aspect, radiator, tiled flooring, smooth plastered ceiling.

### Kitchen

10'4 x 7'1 (3.15m x 2.16m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring gas hob with extractor hood over, integrated oven, integrated fridge freezer, integrated washing machine, UPVC double glazed window to front aspect, power points, tiled flooring, smooth plastered ceiling.

### Lounge/Diner

15'8 x 15'1 (4.78m x 4.60m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to rear aspect, storage cupboard, radiator, power points, carpeted, smooth plastered ceiling.

### First Floor Landing

Loft hatch, storage cupboard, power points, carpeted, smooth plastered ceiling.

### Bedroom One

15'1 (into wardrobe) x 9'9 (4.60m (into wardrobe) x 2.97m)

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

### Bathroom

Three piece suite comprising of a panelled bath with shower over, wash hand basin, low level W.C, heated towel rail, tiled flooring, smooth plastered ceiling.

### Bedroom Two

15'1 x 8'8 (4.60m x 2.64m)

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

### Rear Garden

Paved patio seating area, laid to lawn, side access to the front of the property.

### Front of Property

Paved driveway providing ample off-street parking.

### 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.

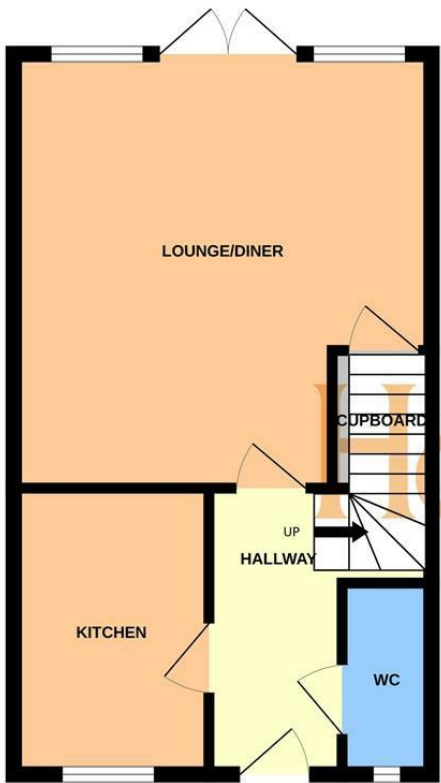
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



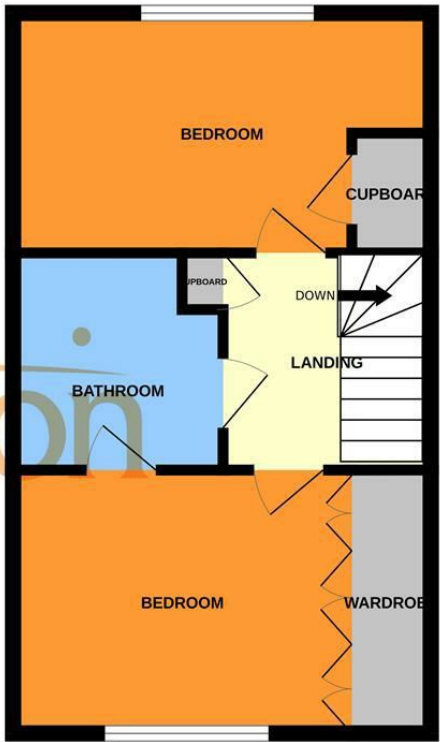
01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

GROUND FLOOR



1ST 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.  
Made with Metropix ©2026

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>100+</b>                |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>83</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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<br>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.