

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Eastbury Avenue, Rochford, SS4 1SF Offers In Excess Of £375,000

Horizon Estate Agents are pleased to offer for sale this two bedroom semi detached chalet which has a large rear garden and is situated conveniently close to shops, bus route, schools and walking distance of Rochford train station and London Southend airport. The ground floor of the accommodation comprises of a bedroom, shower room, lounge/diner, kitchen/breakfast room and conservatory. The first floor comprises of bedroom with eave storage and bathroom. There is a detached garage and carport which is currently being used as a utility area. To the front of the property there is parking for approximately 3 cars. This property has lots of potential and has the advantage of a good size rear garden. Viewing is strongly recommended.

sales@horizonstates.co.uk  
horizonstates.co.uk



## **Entrance door to:**

### **Entrance Lobby**

Carpet and georgian style door to:

### **Hallway**

Coving to ceiling, part panelled walls, carpet, radiator and stairs to first floor.

### **Ground floor bedroom**

12'10 x 9'94 (3.91m x 2.74m)

Smooth plastered ceiling, double glazed window to front, carpet and radiator.

### **Shower room**

Smooth plastered ceiling, tiled walls and floor. Shower cubicle, white WC and wash hand basin. Radiator.

### **Kitchen/breakfast area**

17'2 x 9'7 (5.23m x 2.92m)

Smooth plaster and coving to ceiling, UPVC double glazed window to rear, vinyl flooring and part tiled walls. There is a range of base and eye level units with work surfaces and inset sink and drainer. Space and plumbing for appliances. Fitted extractor hood. Open plan to breakfast area, smooth plastered and coving to ceiling, carpet and radiator.

### **Lounge/diner**

23'6 x 10'7 (7.16m x 3.23m)

Double glazed window to front and double doors to conservatory. Smooth plastered and coving to ceiling. Two feature fire places, radiators, carpet and obscured windows to hallway.

### **Conservatory**

13'7 x 10'10 (4.14m x 3.30m)

Double glazed with double doors to rear and double doors to side and double glazed windows. Carpet and radiator.

### **First floor landing**

Smooth plastered ceiling, Velux window to rear and carpet.

### **First floor bedroom**

10'1 x 10'5 (3.07m x 3.18m)

Smooth plastered ceiling, Velux windows to rear, carpet and eaves storage cupboard.

### **Bathroom**

Smooth plastered ceiling, Velux window to front, part panelled walls, carpet and heated towel rail, Bath with shower attachment. white WC and wash hand basin.

### **Rear Garden**

Commences with shingle and patio areas leading to lawn with raised shrub and flower borders. There are various areas for seating and sheds.

### **Detached Garage and Carport**

Detached garage with power and light. The carport has power and light and is currently used for a utility area with double doors to the front.

### **Frontage**

The front has a feature dwarf wall leading to paved and shingle areas providing parking for approximately 3 cars. Raised flower and shrub border.

### **Additional Information**

Council - Rochford District Council

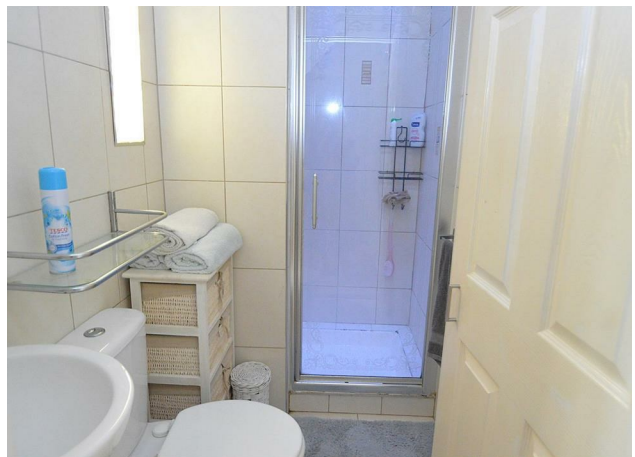
Council tax band - C

Tenure - Freehold

### **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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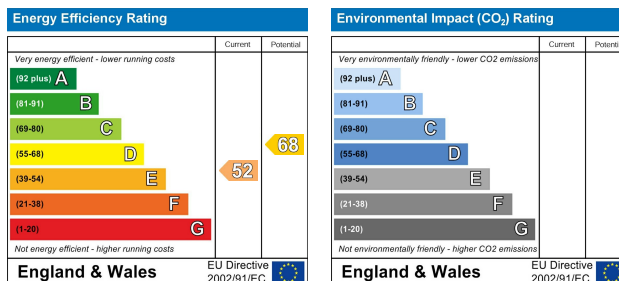
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GROUND FLOOR

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.  
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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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