

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Ashington Road, Rochford, SS4 1TQ**  
**Guide Price £425,000**

Guide Price £425,000 - £450,000 Horizon are pleased to offer for sale this immaculate 3 bedroom semi detached chalet. Situated in a convenient location, being close to Golden Cross shops, but route, Rochford train station and local schools. The property, has a spacious modern kitchen/diner, modern ground floor bath/shower room and additional shower room on the first floor. There is a spacious lounge with overlooks the very well maintained east facing rear garden. There is a separate dining room. To the front of the property there is parking for three cars with the potential to create more parking if required. This property has many fine features, modern internal doors, spot lights and lantern. Viewing Internally advised.

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### **Entrance Door**

UPVC entrance too to:

### **Hallway**

Smooth plastered and coving to ceiling, tiled flooring, radiator and storage cupboard.

### **Bedroom**

13'7' x 12'7 (4.14m' x 3.84m )

Smooth plastered and coving to ceiling, Double glazed window to front, carpeted and radiator. Door to:

### **Bathroom**

Smooth plastered ceiling, obscured double glazed window to side, tiled floor and walls. White suite comprising bath, WC, wash hand basin with cupboard under, walk in shower and heated towel rail. Door to hallway.

### **Bedroom**

11'9' x 9'3 (3.58m' x 2.82m)

Smooth plastered ceiling, double glazed window to side, carpeted and radiator.

### **Kitchen/Diner**

21'4 x 13' (6.50m x 3.96m)

Smooth ceiling with lantern. UPVC double glazed bifold doors to rear, UPVC double glazed door and window to side. Tiled flooring and tiled splash backs. Modern range of high gloss white base and eyelevel units with work surfaces, inset sink. Fitted extractor hood and space and plumbing for all appliances. UPVC double glazed doors with side windows to lounge.

### **Lounge**

24'2' x 11'9 (7.37m' x 3.58m)

Smooth plastered and coved ceiling, UPVC double glazed window to rear. Wood flooring, feature fire surround, radiators and double doors to dining room.

### **Dining Room**

11'9' x 11'1 (3.58m' x 3.38m)

Smooth plastered and coved ceiling, double glazed bay window to front, wood flooring, radiator and stairs to first floor.

### **First floor Bedroom**

17'3' x 10'2 (5.26m' x 3.10m)

Smooth plastered ceiling, velux windows, built in wardrobe, and eave storage cupboards, radiator and door to:

### **En-suite Shower**

Smooth plastered ceiling with velux window, vinyl flooring and heated towel rail. Walk in shower, white WC and wash hand basin with cupboard under.

### **Rear Garden**

Commences with raised decking area leading to lawn with raised borders and a further seating area with pagoda. To the side of the property there is a further patio area with a detached summer house, which has power and light, two further sheds and double gates providing access to the front of the property.

### **Front**

Off street parking for approximately 3 cars, dwarf brick wall, block paved pathway leading to the entrance door. Lawn area.

### **Additional Information**

Tenure - Freehold

Council - Rochford District Council

Tax Band - D

### **Agency 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.



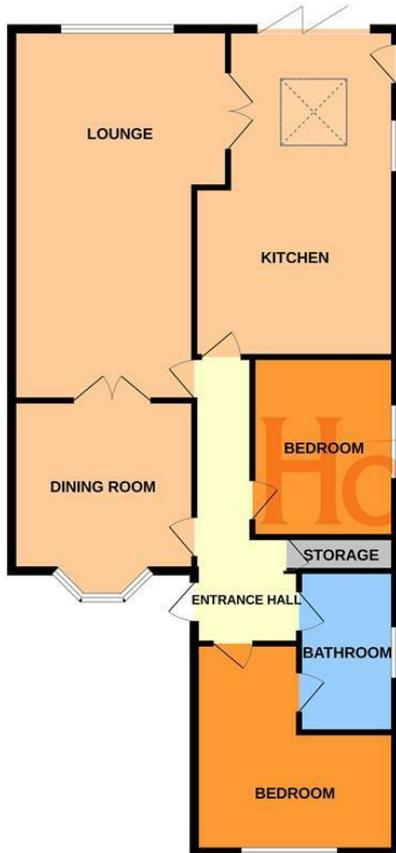
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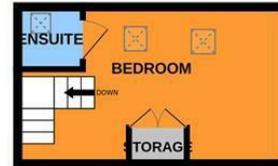
# Horizon

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GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |
|   |  | 68                      | 79        |

| 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 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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