

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

Horizon  
*your local property experts*



**Holt Farm Way, Rochford, SS4 1SB**  
**£465,000**

Horizon Estate Agents are delighted to offer to market this spacious, three double bedroom and two reception room, link-detached chalet, situated on the sought after Holt Farm Estate. The property comprises of three good-sized double bedrooms, a lounge and separate dining room, a fitted kitchen with integrated appliances, conservatory, a newly fitted shower room, an office and a loft room. Further benefits include a 30'7 x 22'0 outer building, providing the perfect work from home or home gym space, a garage, a security alarm system and a driveway providing ample off-street parking. Located within walking distance to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
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The Property  
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**Porch**

Obscured UPVC double glazed entry door, alarm system key pad, tiled flooring, smooth plastered ceiling, further obscured glazed door leading to:

**Hallway**

Stairs to the first floor, under stairs storage cupboard, radiator, power points, carpeted, coved textured ceiling.

**Lounge**

19'0 x 11'11 (into bay) (5.79m x 3.63m (into bay))

UPVC double glazed bay window to front aspect, gas powered feature fireplace, radiators, power points, carpeted, coved textured ceiling.

**Kitchen**

12'0 x 7'11 (3.66m x 2.41m)

Range of eye and base level units with work surfaces over, inset stainless steel sink drainer unit, integrated five ring gas hob with extractor hood over, integrated oven and grill, integrated fridge freezer, integrated washing machine, UPVC double glazed window to rear aspect, UPVC obscured double glazed door to side, power points, tiled flooring, smooth plastered ceiling.

**Dining Room**

12'0 x 10'1 (3.66m x 3.07m)

UPVC double glazed French Doors to Conservatory, radiator, power points, carpeted, coved textured ceiling.

**Conservatory**

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

UPVC double glazed French Doors leading to rear garden, UPVC double glazed windows to side and rear aspects, radiator, power points, tiled flooring.

**First Floor Landing**

Loft hatch with pull down ladder, radiator, power points, carpeted, coved textured ceiling.

**Bedroom One**

18'1 (into wardrobe) x 10'1 (5.51m (into wardrobe) x 3.07m)

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

**Shower Room**

Three piece suite comprising of shower unit with rainfall shower, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, radiator, tiled flooring, wood effect flooring, coved textured ceiling.

**Bedroom Two**

12'0 x 9'11 (3.66m x 3.02m)

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

**Bedroom Three**

9'1 x 9'0 (2.77m x 2.74m)

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

**Office**

15'1 x 8'0 (4.60m x 2.44m)

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

**Loft Room**

11'1 x 6'11 (3.38m x 2.11m)

Double glazed velux window to side aspect, radiator, power points, eaves storage space, carpeted.

**Garage**

23'0 x 8'1 (7.01m x 2.46m)

Up and over garage door, obscured UPVC double glazed door to rear garden, boiler, power points.

**Outer Building**

30'7 x 22'0 (9.32m x 6.71m)

UPVC double glazed French entry doors, UPVC double glazed windows to front and side aspects, air conditioning, power points, loft hatch, fully insulated, carpeted, textured ceiling.

**Shed**

8'0 x 6'0 (2.44m x 1.83m)

UPVC double glazed entry door, UPVC double glazed window to side aspect, power points, loft hatch, fully insulated.

**Rear Garden**

Mainly laid to lawn with tree and shrub borders, greenhouse, paved patio seating area, side access to the front of the property.

**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <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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