

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Somerset Avenue, Rochford, SS4 1QB

### £450,000

Horizon Estate Agents are pleased to bring to the property market this three/four bedroom semi detached chalet. Situated within walking distance of Rochford Railway Station, Southend City airport, local shops including Rochford Square, bus route and schools. The property has been refurbished and offers modern and spacious accommodation which includes an open plan kitchen/dining/lounge room 25'3 x 15'10, modern ground floor bathroom and modern first floor ensuite shower room to master bedroom. The rear garden measures in excess of 75ft and has a detached garden room at the rear which is currently used for entertaining with a fixed bar, gym use and office use with an additional storage room. There of off street parking for 3 vehicles. This property has many fine and modern features, wood flooring to a number of rooms, kitchen island, glass balustrade to staircase and modern internal doors are just a few. VIEWING INTERNALLY IS A MUST TO APPRECIATE THIS PROPERTY.

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## **Composite entrance door to:**

### **Hallway**

Smooth plastered ceiling, wood flooring, storage cupboard with plumbing for washing machine. Radiator.

### **Dining Room/Bedroom**

10'9 x 13'5 (3.28m x 4.09m)

Smooth plastered ceiling. UPVC double glazed bay window to front. Wood flooring and radiator.

### **Bedroom**

11'7 x 9'6 (3.53m x 2.90m)

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

### **Bathroom**

Smooth plastered ceiling, UPVC double glazed obscured window to rear. Fully tiled. White suite comprising, bath with shower and shower screen, wash hand basin with drawers under and white WC. Heated towel rail.

### **Open plan kitchen/diner/lounge**

25'3 x 15'10 (7.70m x 4.83m)

Smooth plastered ceiling, UPVC double glazed window to side . UPVC double glazed French doors x two to rear. Wood flooring.

Kitchen: Range of base and eye level units with work surfaces with inset sink and drainer. Integrated dishwasher/fridge freezer and double oven. Kitchen island with inset hob, drawers under and wine cooler. Seats 4. Extractor hood above.

Lounge/diner: Stairs to first floor with cupboard under, wall mounted fire and radiator.

### **Landing**

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

### **Bedroom**

15'8 x 10'8 (4.78m x 3.25m)

Smooth plastered ceiling, UPVC double glazed window front, carpet and radiators. Door to:

### **En-suite**

Smooth plastered ceiling, UPVC double glazed obscured window to rear. Tiled flooring and part tiled walls. Walk in double shower, wash hand basin with cupboard under and WC. Heated towel rail.

### **Bedroom**

10'1 x 10'0 (3.07m x 3.05m)

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

### **Rear Garden**

Commences with block paved patio leading to lawn and to the rear of the garden is a garden room.

### **Garden Room**

22'6 x 13'1 (6.86m x 3.99m)

UPVC Double glazed window and French doors to the front. Smooth plastered ceiling, wood flooring, power and light. Fixed drinks bar. Door to Storage area.

### **Front**

Off street parking for three vehicles.

### **Additional Information**

Tenure: Freehold

Council: Rochford district council

Council tax band: D

### **Agents Notes**

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.

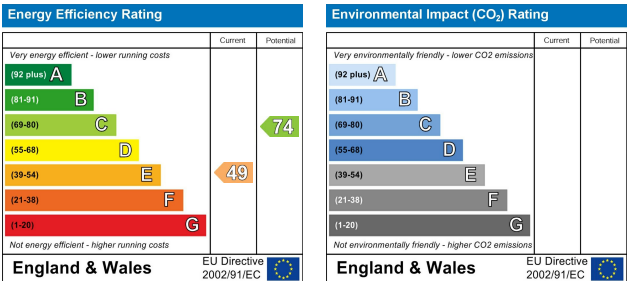


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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