

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Malting Villas Road, Rochford, SS4 1RU Offers In Excess Of £325,000

Horizon Estate Agents are delighted to offer to market this spacious three double bedroom mid-terrace town house. The property comprises of two bathrooms, 18'3 x 11'7 lounge, a kitchen/diner and a utility room. Further benefits include a garage, a rear garden and a driveway providing off-street parking for 4 cars. Located within walking distance to Rochford Railway Station, local schools and shops. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

onTheMarket.com

Entrance Hallway

Obscured UPVC double glazed entry door, storage cupboard, stairs to first floor, radiators x2, power points, wood effect flooring, smooth plastered ceiling.

Utility Room

11'5 x 5'9 max (3.48m x 1.75m max)

Obscured UPVC double glazed door to rear garden, space and plumbing for washing machine with work surface over, power points, wood effect flooring, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower cubicle, wash hand basin, close coupled W.C, wood effect flooring, textured ceiling.

Ground Floor Bedroom

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed French Doors to rear garden, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Stairs to First Floor

Door leading to:

Lounge

18'3 x 11'7 (5.56m x 3.53m)

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

Kitchen/Diner

14'8 x 11'2 max (4.47m x 3.40m max)

Range of eye and base level units with work surfaces over, four ring gas hob with extractor hood over, stainless steel sink drainer unit with mixer tap, integrated oven, space for fridge freezer, space and plumbing for dishwasher, UPVC double glazed window to rear aspect, radiator, power points, tile effect flooring, textured ceiling.

Second Floor Landing

Loft hatch, storage cupboard, carpeted, textured ceiling.

Bedroom One

11'7 x 9'9 (3.53m x 2.97m)

UPVC double glazed window to front aspect, storage cupboard, radiator, power points, wood effect flooring, textured ceiling.

Bedroom Two

13'8 x 8'7 (4.17m x 2.62m)

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

Bathroom

Three piece suite comprising of a panelled bath with shower over, wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to rear aspect, tiled flooring, coved smooth plastered ceiling.

Rear Garden

Patio seating area, laid to lawn with flower bed/shrub borders.

Garage

Up and over door, power points.

Front of Property

Driveway providing off-street parking for 4 cars.

Additional Information

Tenure: Freehold

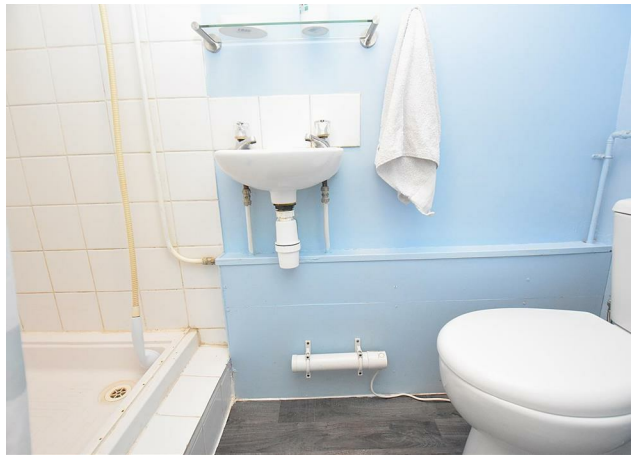
Council: Rochford District Council

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

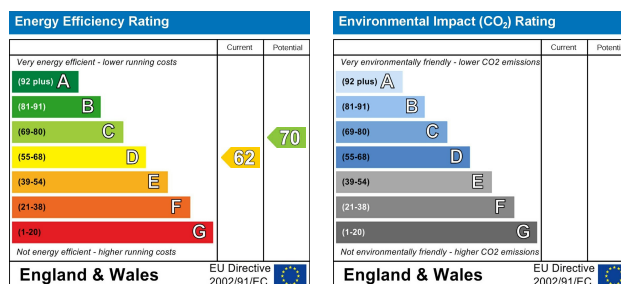
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



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



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.

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

