

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Spencer Gardens, Rochford, SS4 1TJ Offers In Excess Of £390,000

Horizon Estate Agents are delighted to offer to market this well maintained four bedroom semi-detached chalet, situated in a sought after location. The property comprises of four bedrooms, a spacious lounge, separate dining room, conservatory, a ground floor bathroom, a first floor wet room and a modern 16'8 x 10'9 kitchen/breakfast room, with integrated appliances. Further benefits include a good-sized rear garden and a paved driveway providing ample off-street parking. Located within walking distance to local schools, transport links and shops. Internal viewing is essential.

sales@horizonstates.co.uk
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Porch

UPVC double glazed sliding entry door, further obscured double glazed door leading to:

Hallway

Storage cupboard, radiator, carpeted, textured ceiling.

Inner Lobby

Radiator, carpeted, smooth plastered ceiling.

Bedroom

11'10 x 11'9 (3.61m x 3.58m)

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

Bathroom

Three piece suite comprising of panelled bath with shower over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, tiled flooring, smooth plastered ceiling

Dining Room

10'9 x 9'8 (3.28m x 2.95m)

UPVC double glazed French Doors to rear aspect, radiator, power points, wood effect flooring, coved textured ceiling,

Lounge

15'5 x 11'9 (4.70m x 3.58m)

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

Kitchen/Breakfast Room

16'8 x 10'9 (5.08m x 3.28m)

Range of eye and base level units with work surfaces over, breakfast bar island with ample seating, integrated induction hob with fitted extractor, stainless steel sink drainer unit, integrated oven, integrated grill, integrated dishwasher, integrated washing machine, integrated fridge freezer, UPVC double glazed French Doors to rear aspect, UPVC double glazed window to side aspect, UPVC double glazed door to side aspect, radiator, power points, tile effect flooring, coved smooth plastered ceiling.

Conservatory

12'6 x 9'10 (3.81m x 3.00m)

UPVC double glazed French Doors to rear aspect, underfloor heating, power points, tiled flooring.

First Floor Landing

Storage cupboard, carpeted, smooth plastered ceiling.

Bedroom

9'11 x 7'8 (3.02m x 2.34m)

UPVC double glazed window to rear aspect, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom

8'9 x 7'8 (2.67m x 2.34m)

UPVC double glazed window to rear aspect, power points, wood effect flooring, smooth plastered ceiling.

Wet Room

Three piece suite comprising of a rainfall shower, wash hand basin, close coupled W.C, storage cupboard, UPVC obscured double glazed window to side aspect, tiled walls and flooring, smooth plastered ceiling.

Bedroom

11'8 x 7'7 (3.56m x 2.31m)

UPVC double glazed window to front aspect, power points, wood effect flooring, smooth plastered ceiling.

Rear Garden

Paved patio seating area, laid to lawn, shed

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

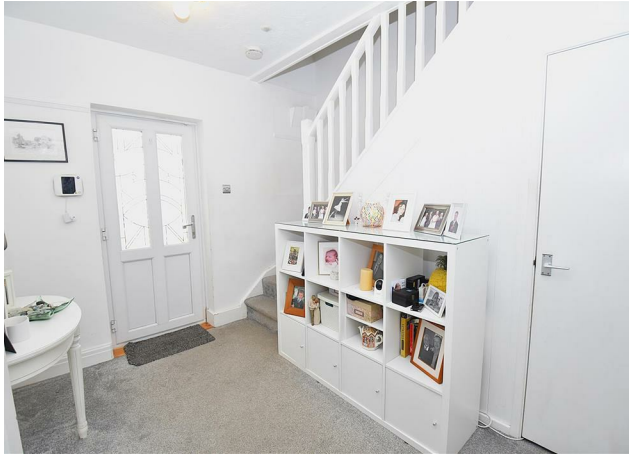
Council: Rochford District Council

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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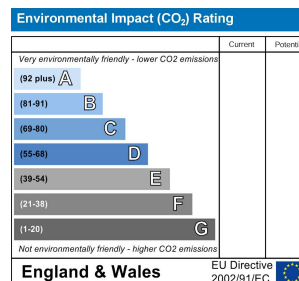
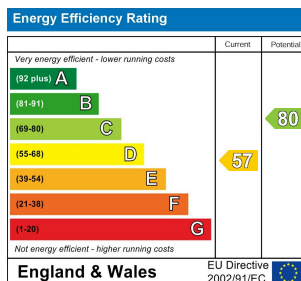
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GROUND FLOOR

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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