01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts







Harewood Avenue, Rochford, SS4 3AY
Guide Price £400,000

GUIDE PRICE £400,000-£415,000

Horizon Estate Agents are pleased to offer to market this spacious four bedroom semi-detached house, situated in a sought after location. The property comprises of an impressive entrance hall, two reception rooms, a conservatory, fitted kitchen, a ground floor W.C. and a recently fitted shower room. Further benefits include a well maintained rear garden and a paved driveway providing off-street parking. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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

The Property Ombudsman
rightmove
OnTheMarket.com

Upvc obscured double glazed entrance door leading to:

Hallway
Carpeted, radiator, power points, textured ceiling, stairs rising to first floor accommodation, built in storage cupboards, doors off:

W.C.
Upvc double glazed obscure window to side aspect, modern two piece suite comprising close coupled WC, vanity wash hand basin with cupboards beneath, part tiled walls, chrome heated towel rail, smooth plastered ceiling, carpeted.

Dining Room
17'0 x 8'7 (5.18m x 2.62m)
Upvc double glazed leadlite window to front aspect, carpeted, radiator, power points, textured ceiling.

Kitchen
13'5 x 7'5 (4.09m x 2.26m)
Upvc double glazed windows and door to side aspect, fitted kitchen comprising base and eye level units with laminated working surfaces over, inset stainless steel sink and drainer, inset four ring hob eye level double oven, space fridge freezer, space and plumbing for further domestic appliances, tiled flooring, power points, textured ceiling.

Lounge
17'6" max x 20'0" > 11'9" (5.33m max x 6.10m > 3.58m)
Upvc double glazed french doors to rear garden, double glazed sliding patio doors to conservatory, carpeted, radiator, power points, coved and textured ceiling.

Conservatory
12'4 x 10'1 (3.76m x 3.07m)
Upvc double glazed windows to side and rear aspects, Upvc double glazed doors to side aspect, wood effect flooring.

First Floor Landing
Upvc double glazed window to side aspect, radiator, carpeted, coved and textured ceiling, loft access, built in storage cupboard, doors off:

Bedroom One
10'2 x 14'6 (3.10m x 4.42m)
Upvc double glazed window to rear aspect, radiator, power points, carpeted, coved and textured ceiling.

Bedroom Two
13'5 x 8'7 (4.09m x 2.62m)
Upvc double glazed leadlite window to front aspect, carpeted, radiator, power points, coved and textured ceiling.

Bedroom Three
9'2 x 7'8 (2.79m x 2.34m)
Upvc double glazed leadlite window to front aspect, carpeted, radiator, power points, coved and textured ceiling, built in storage cupboard.

Bedroom Four
8'2 x 9'5 (2.49m x 2.87m)
Upvc double glazed window to rear aspect, radiator, power points, carpeted, coved and textured ceiling.

Shower Room
Upvc double glazed obscure window to side aspect, three piece bathroom suite comprising double walk-in shower unit, close coupled WC, pedestal wash hand basin, tiled walls, tiled flooring, smooth plastered ceiling.

Rear Garden
Paved patio seating area, laid to lawn, side access to the front of the property.

Front of Property
Block paving providing ample off road 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.





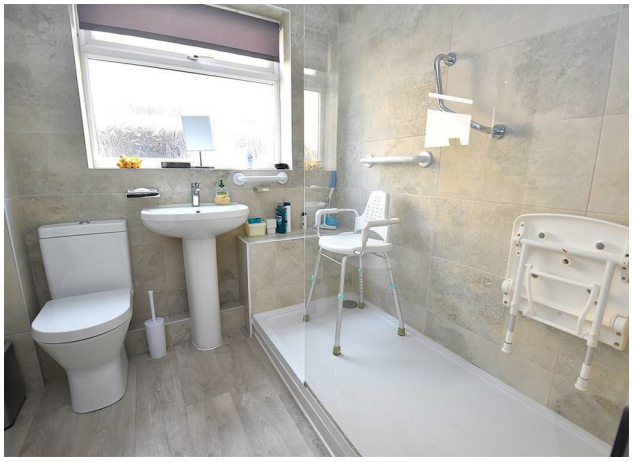












01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts

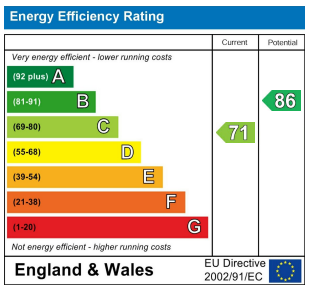


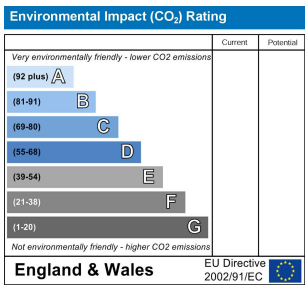
GROUND FLOOR
APPROX. FLOOR
AREA 794 SQ.FT.
(73.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017





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@horizonestates.co.uk
horizonestates.co.uk

The Property Ombudsman
rightmove
OnTheMarket.com