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

Horizon
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## Ash Green, Rochford, SS4 3QN
## Guide Price £375,000

***Guide Price £375,000 - £400,000***
Horizon Estate Agents are delighted to offer to market this spacious four bedroom, semi-detached house, located in a sought after location in Canewdon. The property comprises of four good-sized bedrooms, a newly fitted kitchen, a 20'2 x 14'2 Lounge/Diner, a modern shower room and a ground floor W.C. Further benefits include a detached garage, a rear garden and a paved driveway providing off-street parking for multiple vehicles. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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## Hallway
UPVC double glazed entry door, power points, carpeted, coved smooth plastered ceiling.

## W.C.
Two piece suite comprising of a low level W.C, wash hand basin, obscured double glazed to front aspect, vinyl flooring, coved smooth plastered ceiling.

## Lounge/Diner
20'2 x 14'2 (6.15m x 4.32m)
UPVC double glazed windows to front aspect, UPVC double glazed sliding door to rear garden, power points, carpeted, coved smooth plastered ceiling.

## Kitchen
16'3 (max) x 9'3 (4.95m (max) x 2.82m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, space for fridge freezer, space for cooker, space and plumbing for washing machine, space and plumbing for dishwasher, UPVC double glazed window to rear aspect, obscured UPVC double glazed door leading to rear garden, storage cupboard, power points, vinyl flooring, smooth plastered ceiling.

## First Floor Landing
UPVC double glazed window to side aspect, loft hatch, airing cupboard, carpeted, textured ceiling.

## Bedroom One
12'7 x 9'9 (3.84m x 2.97m)
UPVC double glazed window to front aspect, power points, carpeted, coved smooth plastered ceiling.

## Bedroom Two
10'6 x 9'3 (3.20m x 2.82m)
UPVC double glazed window to rear aspect, power points, carpeted, coved smooth plastered ceiling.

## Bedroom Three
9'9 x 7'4 (2.97m x 2.24m)
UPVC double glazed window to rear aspect, storage cupboard, power points, carpeted, coved textured ceiling.

## Bedroom Four
9'2 max x 7'3 (2.79m max x 2.21m)
UPVC double glazed window to front aspect, storage cupboard, power points, carpeted, coved textured ceiling.

## Shower Room
Three piece suite comprising of a wet room style walk-in shower, vanity wash hand basin, low level W.C, radiator, obscured UPVC double glazed window to rear aspect, tiled walls and flooring, smooth plastered ceiling.

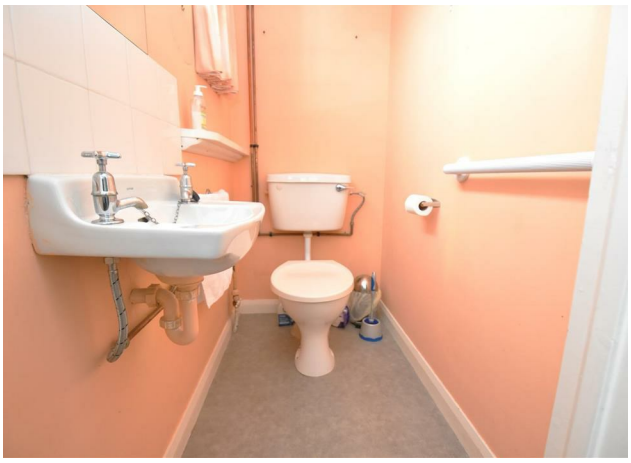
## Rear Garden
Paved patio seating area, laid to lawn with tree and shrub borders, side access to the front of the property.

## Detached Garage
Up and over door, double glazed door via rear garden, power points.

## Front of Property
Paved 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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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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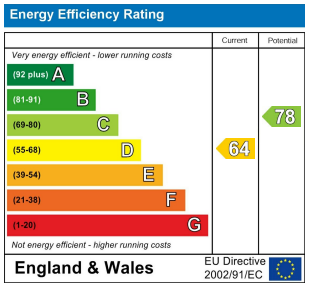


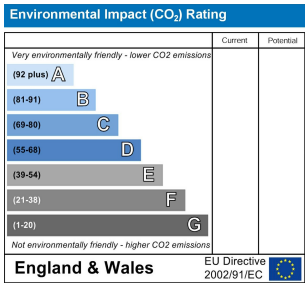



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