

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Clifton Road, Rochford, SS4 3HJ

Offers In Excess Of £425,000

Horizon Estate Agents are delighted to bring to the property market this three double bedroom detached house. This property has a lounge/diner 29'1 x 13'6, kitchen with utility area, downstairs WC, first floor bathroom and large storage cupboard. This property also has the advantage of a large rear garden, in excess of 75ft and the added bonus of a detached double garage (16'9 x 16'8) to the rear garden. There is off street parking to the front of the property and the driveway continues from the front, along the side and up to the double garage allowing parking for approximately 10 vehicles. This property has lots of potential, is spacious and is situated in a popular location in Ashingdon. Viewing is strongly advised.

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onTheMarket.com

UPVC double glazed entrance porch

Smooth plastered ceiling and tiled flooring. UPVC Door to:

Hallway

Textured and coved ceiling, dado rail, radiator, carpet and stairs to first floor with understairs cupboard. Doors to:

Downstairs WC

Textured ceiling, UPVC obscured double glazed window to side, part tiled walls and vinyl flooring. White WC and white wash hand basin.

Lounge/dining room

29'1 x 13'6 (8.86m x 4.11m)

UPVC double glazed window to front and UPVC French doors to rear with side windows. Textured and coved ceiling, carpet, 3 x radiators, electric fire with feature surround. Door to:

Kitchen/utility area

19'7 x 8'6 (5.97m x 2.59m)

Kitchen area 11'8 x 8'6: Smooth plastered and coved. UPVC double glazed window to front and side. Tiled flooring and part tiled walls. There is a range of base and eye level units with work surface and inset stainless steel sink with drainer. Space and plumbing for appliances. Radiator.

Utility area 7'1 x 8'6: Textured ceiling, UPVC double glazed window to side and UPVC stable door to side. Part tiled walls and tiled flooring. Range of base and eye level units with work surfaces. Large sink. Space and plumbing for appliances.

First floor landing

Textured and coved ceiling with loft access. UPVC double glazed window to side, carpet and large storage cupboard (5'5 x 3'3) housing the boiler. Doors to:

Bathroom

Textured ceiling, UPVC obscured double glazed window to front. Tiled walls and vinyl flooring. White bathroom suite comprising bath with shower attachment, WC and wash hand basin. Radiator.

Bedroom

12'7 x 12'5 (3.84m x 3.78m)

Textured ceiling, UPVC double glazed window to front. There is a range of fitted bedroom furniture including wardrobes, drawers and dressing area. Carpet and radiator.

Bedroom

13'2 x 8'2 (4.01m x 2.49m)

Textured and coved ceiling, UPVC double glazed window to rear. Carpet and radiator.

Bedroom

13'2 x 11'4 (4.01m x 3.45m)

Textured and coved ceiling. UPVC double glazed window to rear, carpet and radiator.

Rear Garden

Commences with patio, leading to lawn with flower and shrub borders and a further area with green house, vegetable plot and shed. Double garage to the rear of the garden.

Double Garage

16'9 x 16'8 (5.11m x 5.08m)

Consists of two up and over doors to the front. Double glazed window to both sides and UPVC door to side. Power and light.

Front

The front garden has a lawn area with a path leading to the front porch. There is a hard standing area to the front and a driveway which leads to gates to the side of the property and the drive way continues to the double garage at the rear of the garden allowing in total for approximately ten vehicles.

Additional Information

Tenure - Freehold

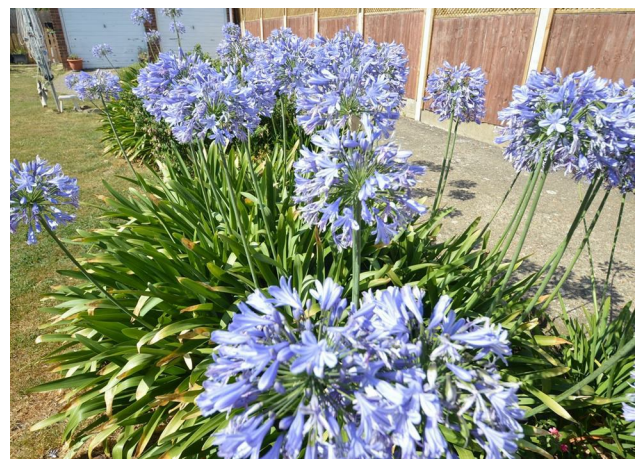
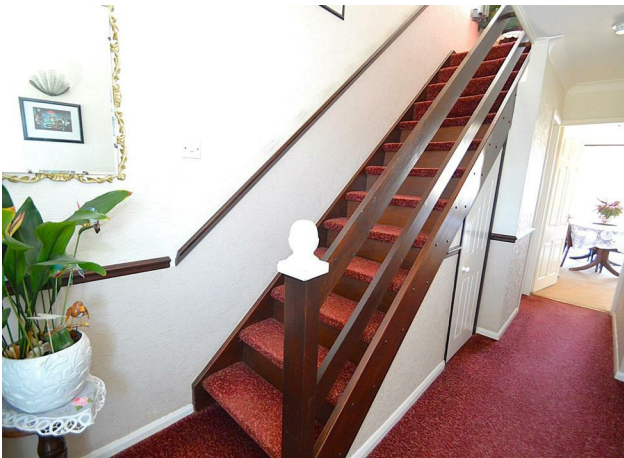
Council - Rochford District Council

Council Tax - E

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.



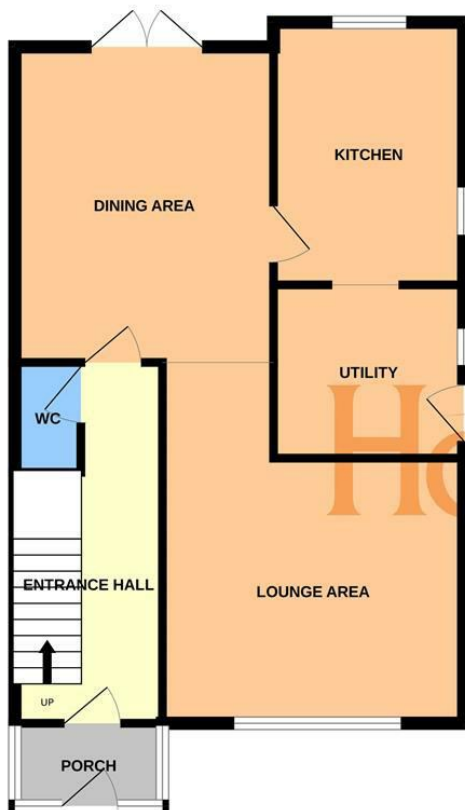
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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