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

Horizon
your local property experts

Banyard Way, Rochford, SS4 1UQ
£375,000

Horizon Estate Agents are pleased to bring to the sales market this three bedroom semi detached bungalow. Situated within walking distance of Golden Cross Shops, bus route and local schools. The property has ample parking a large garden which has been neatly manicured and has the space subject to planning to extend the property. Currently the property consists of three bedrooms, lounge/diner which over looks the rear garden. Fitted kitchen, shower room with separate WC. Viewing internally is recommended.

sales@horizonestates.co.uk
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Entrance Porch
UPVC half glazed entrance door and UPVC double glazed window to side. Smooth plastered ceiling and carpet. Door to:

Entrance Hall
Textured and coved ceiling with loft access. Wood effect flooring and radiator. Doors to:

Bedroom
10'1 x 13'6 (3.07m x 4.11m)
UPVC double glazed window to front, textured and coved ceiling, carpet and radiator.

Bedroom
10'9 x 9'8 (3.28m x 2.95m)
UPVC double glazed bay window to front, textured and coved ceiling, carpet and radiator.

Bedroom
9'9 x 6'5 (2.97m x 1.96m)
UPVC double glazed window to side, textured and coved ceiling, carpet and radiator.

Separate WC
UPVC double glazed window to side, textured and coved ceiling. Tiled flooring and tiled walls. White WC.

Shower Room
UPVC double glazed window to side, textured and coved ceiling. Tiled flooring and tiled walls. Shower cubicle with folding doors, white wash hand basin with cupboard under. Heated towel rail.

Lounge/diner
24'1 x 14'7 (7.34m x 4.45m)
UPVC double glazed sliding doors to rear, UPVC double glazed window to side and feature window to rear. Textured and coved ceiling, wood effect flooring, radiator and feature fire with surround. Door to:

Kitchen
12'2 x 8'5 (3.71m x 2.57m)
UPVC double glazed window to side and rear, UPV double glazed window to side. Textured and coved ceiling. Tiled flooring and part tiled walls. There is a range of base and eye level units with work surfaces and inset sink and drainer. Integrated appliances include induction hob, oven, dishwasher and fridge/freezer. Space and plumbing for a washing machine. Radiator.

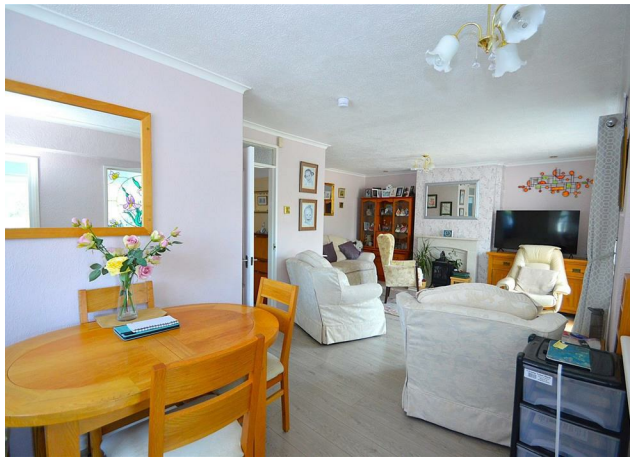
Rear Garden
Commences with a patio leading to gates for side access to front and garage. A further patio area from the sliding patio doors ideal for alfresco dining which overlooks a feature pond with waterfall. Mainly laid to lawn with flower and tree borders. There is a greenhouse and an allotment section for growing various fruit and vegetables. Shed to remain.

Garage
Detached garage with power and light.

Front
Off street parking for approximately 5 cars. Access to garage and rear garden.

Additional Information
Tenure: Freehold
Council: Rochford District Council
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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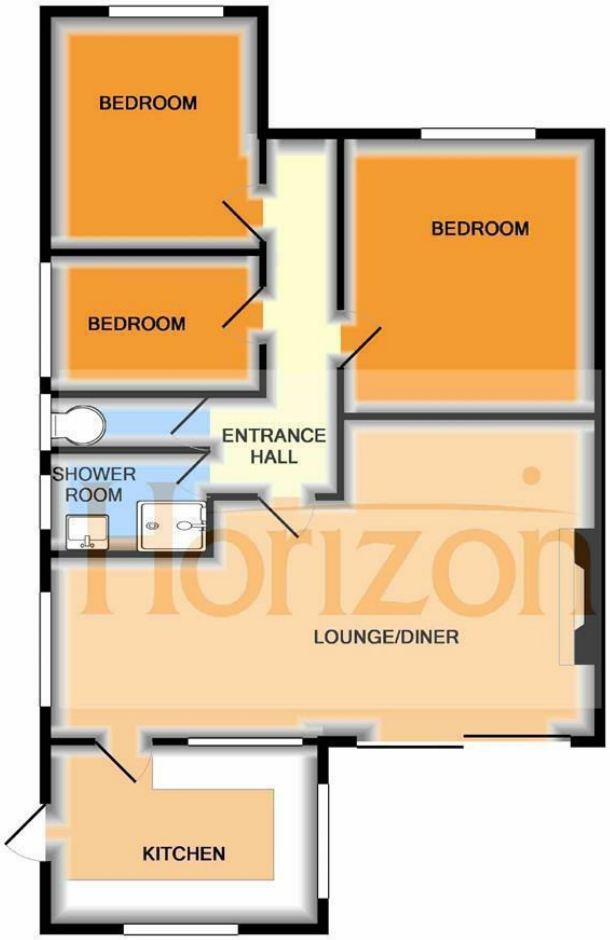

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)

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

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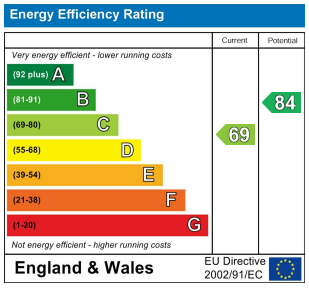

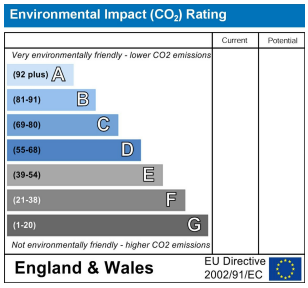

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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