

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Clifton Road, Rochford, SS4 3HJ £525,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom detached family home, situated in the sought after Clifton Road in Ashingdon. The property comprises of four good-sized bedrooms, a newly fitted shower room, a ground floor W.C, integrated kitchen, 17'0 x 11'9 lounge, separate dining room and a conservatory. Further benefits include an immaculately presented rear garden, solar panels, garage and a paved driveway providing ample off-street parking. Located in close proximity to local schools, shops and bus links. Internal viewing is essential.

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Porch

Obscured UPVC double glazed entry door, obscured UPVC double glazed windows to front and side aspects, tiled flooring, smooth plastered ceiling, further obscured UPVC double glazed door leading to:

Hallway

Obscured UPVC double glazed window to front aspect, under stairs storage cupboard, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Dining Room

12'1 (into bay) x 8'7 (3.68m (into bay) x 2.62m)

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

W.C.

Two piece suite comprising of a low level W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, radiator, carpeted, coved smooth plastered ceiling.

Kitchen

12'4 x 7'9 (3.76m x 2.36m)

Range of eye and base level units with work surfaces over, ceramic sink drainer unit, four ring gas hob with extractor hood over, integrated oven, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to side, power points, wood effect flooring, smooth plastered ceiling.

Lounge

17'0 x 11'9 (5.18m x 3.58m)

Gas feature fireplace, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Conservatory

11'9 x 11'4 (3.58m x 3.45m)

UPVC double glazed sliding door to rear garden, UPVC double glazed Skylight, UPVC double glazed windows to side aspect, power points, wood effect flooring.

First Floor Landing

UPVC double glazed window to side aspect, storage cupboard, loft hatch, carpeted, coved smooth plastered ceiling.

Bedroom

12'7 x 10'9 into wardrobe (3.84m x 3.28m into wardrobe)

UPVC double glazed windows to rear aspect, fitted wardrobes, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom

11'2 x 8'9 (3.40m x 2.67m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Shower Room

Three piece suite comprising of a double walk-in shower unit, vanity wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls, vinyl flooring, smooth plastered ceiling.

Bedroom

11'2 x 9'9 (3.40m x 2.97m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, wood effect flooring.

Bedroom

11'2 x 10'0 (max) (3.40m x 3.05m (max))

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

Rear Garden

Paved patio seating area, laid to lawn with tree and shrub borders, 2x sheds, greenhouse, vegetable beds, side access to the front of the property.

Front of Property

Paved driveway providing off-street parking for 3-4 cars.

Garage

17'0 x 8'2 (5.18m x 2.49m)

Up and over door, obscured UPVC double glazed door to rear garden, power points.

Additional Information

Tenure: Freehold

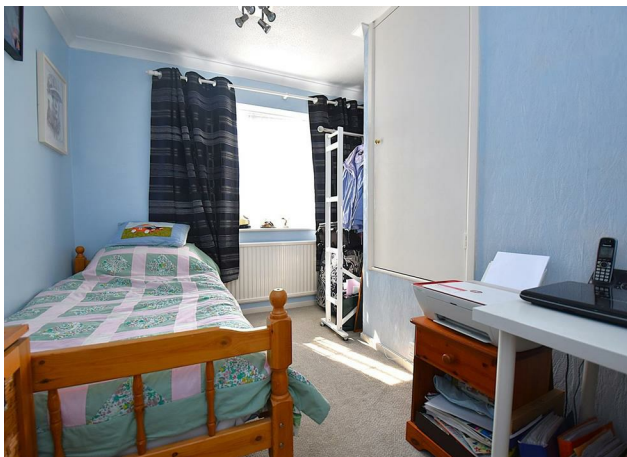
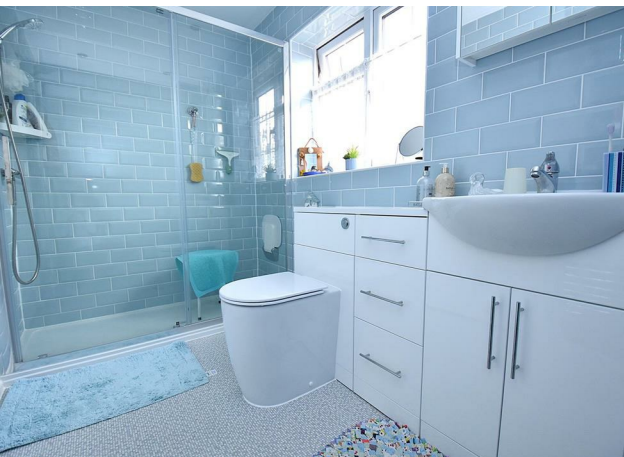
Council: Rochford District Council

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