

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Golden Cross Road, Rochford, SS4 3DQ £550,000

Horizon Estate Agents are pleased to present this generously proportioned and well-maintained four double bedroom family home. The accommodation features an impressive 24'5 x 12'1 lounge, a separate dining room, a fitted kitchen, and a utility room. There is also a ground floor W.C., a family bathroom, and an en-suite to the principal bedroom.

Externally, the property boasts a beautifully maintained rear garden, along with a garage and a paved driveway offering ample off-street parking. Ideally situated in a highly sought-after location, the home is within easy reach of local schools, shops, and excellent bus links. The property is offered to the market with no onward chain. Internal viewing is essential.

sales@horizonstates.co.uk
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Hallway

Obscured UPVC double glazed entry door, storage cupboard, radiator, power points, carpeted, coved textured ceiling.

Lounge

24'5 (into bay) x 12'1 (7.44m (into bay) x 3.68m)

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

W.C.

Two piece suite comprising of a close coupled W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, radiator, carpeted, textured ceiling.

Dining Room

11'9 x 10'8 (3.58m x 3.25m)

Double glazed sliding doors to rear garden, radiator, power points, carpeted, coved textured ceiling.

Kitchen/Breakfast Room

12'1 x 10'7 (3.68m x 3.23m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated oven, four ring gas hob with extractor hood over, space for fridge freezer, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to side, power points, laminate flooring, coed textured ceiling, opening to:

Utility Room

9'1 x 4'10 (2.77m x 1.47m)

Base level units with work surfaces over, space and plumbing for washing machine, stainless steel sink drainer unit, UPVC double glazed window to side aspect, power points, laminate flooring, coved textured ceiling.

First Floor Landing

UPVC double glazed window to side aspect, loft hatch, airing cupboard, power points, carpeted, coved textured ceiling.

Bedroom One

18'7 max x 12'1 (5.66m max x 3.68m)

UPVC double glazed windows to front aspect, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling.

En-Suite

Three piece suite comprising of a shower unit, pedestal wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, radiator, tiled walls, carpeted, textured ceiling.

Bedroom Two

11'11 x 11'8 (3.63m x 3.56m)

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

Bathroom

Five piece suite comprising of a panelled bath, shower unit, pedestal wash hand basin, close coupled W.C, bidet, obscured UPVC double glazed window to side aspect, radiator, partly tiled walls, carpeted, coved textured ceiling.

Bedroom Three

12'1 x 10'8 (3.68m x 3.25m)

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

Bedroom Four

11'9 x 10'7 (3.58m x 3.23m)

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

Rear Garden

Mainly laid to lawn with tree and flower bed borders, shed, greenhouse, outbuilding, paved patio seating area, side access to the front of the property, access to garage,

Garage

15'10 x 12'0 (4.83m x 3.66m)

Up and over door, power points, access to rear garden.

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: F

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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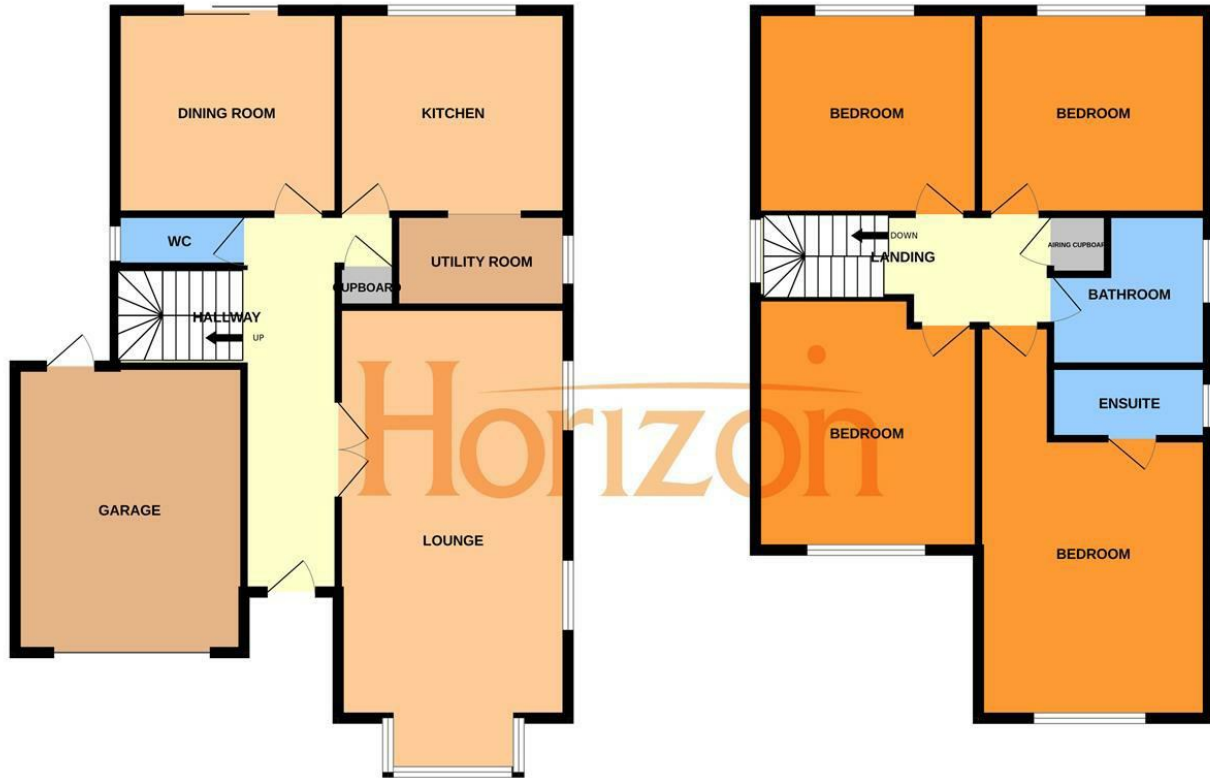
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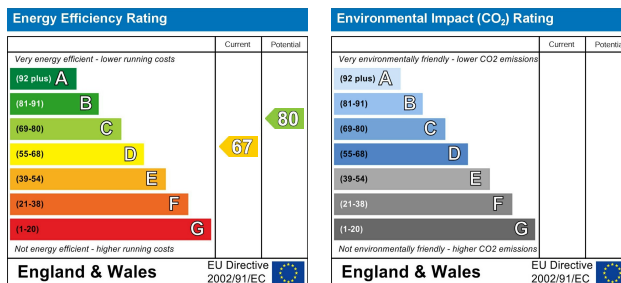
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GROUND FLOOR

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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