

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Assandune Close, Ashingdon, SS4 3ES £425,000

Horizon Estate Agents are pleased to present this modern and generously proportioned three-bedroom semi-detached chalet, ideally positioned within a quiet and highly sought-after cul-de-sac in Ashingdon. The accommodation offers a spacious 20'1 x 14'9 lounge, a separate dining room, and a well-appointed fitted kitchen complete with integrated appliances. Additional ground floor features include a convenient cloakroom, while the first floor hosts a stylish four-piece family bathroom. Externally, the property boasts a substantial wedge-shaped rear garden measuring approximately 90' x 72', providing excellent outdoor space. Further benefits include a garage and a paved driveway offering off-street parking for two vehicles. Ideally located close to local schools, shops, and transport links. Internal viewing is essential.

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Entrance Hallway

Obscured double glazed entry door, radiator, laminate flooring, smooth plastered ceiling, stairs to first floor.

Dining Room

15'10 x 10'10 (4.83m x 3.30m)

UPVC double glazed stable door to side, UPVC double glazed window to side aspect, under stairs storage cupboards, radiator, power points, laminate flooring, smooth plastered ceiling.

Kitchen

10'1 x 9'0 (3.07m x 2.74m)

Range of eye and base level units with work surfaces over, stainless steel double sink drainer unit, integrated fridge freezer, 5-ring gas Rangemaster cooker with extractor hood over, integrated washing machine, UPVC double glazed window to front aspect, power points, tiled flooring, smooth plastered ceiling.

WC

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

Lounge

20'1 x 14'9 (6.12m x 4.50m)

UPVC double glazed bi-fold doors to rear garden, UPVC double glazed sliding door to side, log burner, radiator, power points, laminate flooring, smooth plastered ceiling.

First Floor Landing

Loft hatch, power points, carpeted, smooth plastered ceiling.

Bedroom One

15'2 (into wardrobe) x 8'6 (4.62m (into wardrobe) x 2.59m)

UPVC double glazed windows to side and rear aspects, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom

Four piece suite comprising of a panelled bath, corner shower unit, pedestal wash hand basin, close coupled W.C, UPVC double glazed window to side aspect, heated towel rail, tiled flooring, smooth plastered ceiling.

Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

UPVC double glazed window to front aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

Bedroom Three

7'8 x 5'10 (2.34m x 1.78m)

UPVC double glazed window to front aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

Rear Garden

Large wedge shaped plot, approx 90' x 72'. Side patio seating area, mainly laid to lawn, various tree and shrubs to borders, shed, door to garage, side access to the front of the property.

Front of Property

Paved driveway providing off-street parking for two vehicles, access to the garage.

Garage

Up and over door, further door leading into rear garden

Additional Information

Tenure: Freehold

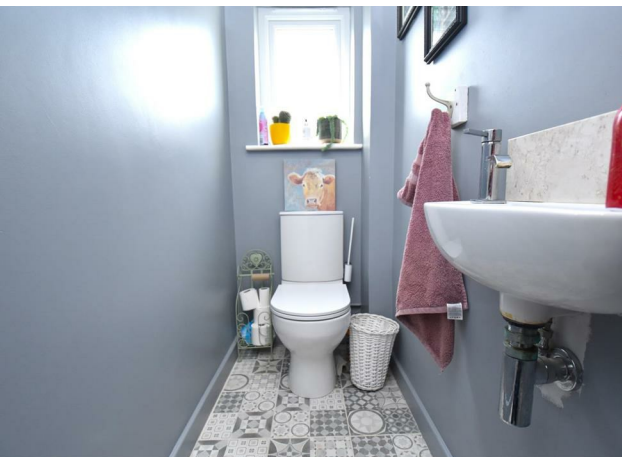
Council: Rochford District Council

Tax Band: C

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.



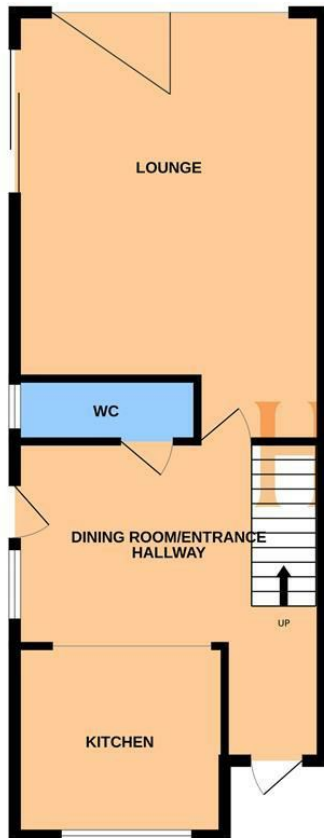
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GROUND FLOOR



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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