

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Ashcombe, Rochford, SS4 1SL**  
**£425,000**

Horizon Estate Agents are delighted to bring to the market this 5 bedroom Detached chalet offering great family accommodation, situated on the popular Holt Farm estate being within easy access of schools, shops and transport links. The property comprises of two reception rooms, a fitted kitchen, ground floor bedroom and ground floor shower room. Further benefits include a well maintained rear garden with paved seating areas and a detached garage and driveway providing off-street parking for up to 3 vehicles. Internal viewing is essential.

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### **Hallway**

Upvc obscured double glazed entrance door, textured ceiling, radiator, wood flooring.

### **Lounge**

14'10' x 10'9 (4.52m' x 3.28m)

Upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, carpeted.

### **Kitchen**

18'6' x 9'9 (5.64m' x 2.97m)

A range of eye and base level units with working surfaces over, inset stainless steel sink with drainer unit, space and plumbing for appliances, upvc double glazed door to rear aspect, upvc double glazed window to rear aspect, upvc double glazed window to side aspect, part tiled walls, tiled flooring, textured ceiling.

### **Shower Room**

Three piece suite comprising walk in shower cubicle, vanity unit wash hand basin, close coupled w.c, upvc obscured double glazed window to rear aspect, tiled flooring, tiled walls, textured ceiling.

### **Ground Floor Bedroom**

12' x 10'9 (3.66m x 3.28m)

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, carpeted.

### **Office**

11'10' x 9'10 (3.61m' x 3.00m)

Upvc double glazed window to front aspect, textured ceiling, radiator, power points, carpeted, stairs to first floor with storage below.

### **Landing**

Textured ceiling, power points, carpeted.

### **Bedroom One**

12'8' x 10'8 (3.86m' x 3.25m)

Upvc double glazed window to front aspect, textured ceiling, fitted wardrobes, radiator, power points, carpeted.

### **Bedroom Two**

11'10 x 9'6 (3.61m x 2.90m)

Upvc double glazed window to rear aspect, textured ceiling, fitted wardrobes, radiator, power points, carpeted.

### **Bedroom Three**

10'5 x 8'6 (3.18m x 2.59m)

Upvc double glazed window to rear aspect, coving to textured ceiling, eave storage, radiator, power points, carpeted.

### **W/C**

Two piece suite comprising close coupled w.c, wash hand basin, upvc obscured double glazed window to side aspect, textured ceiling with loft access, carpeted.

### **Bedroom Four**

7'5 x 6'2 (2.26m x 1.88m)

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

### **Rear of Property**

Paved patio area leading to side of property and garage, remained laid to lawn with tree and shrub borders.

### **Front of Property**

Paved driveway proving off street parking for Three vehicles with side access leading to garage.

### **Additional Information**

Tenure: Freehold

Council: Rochford District 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.



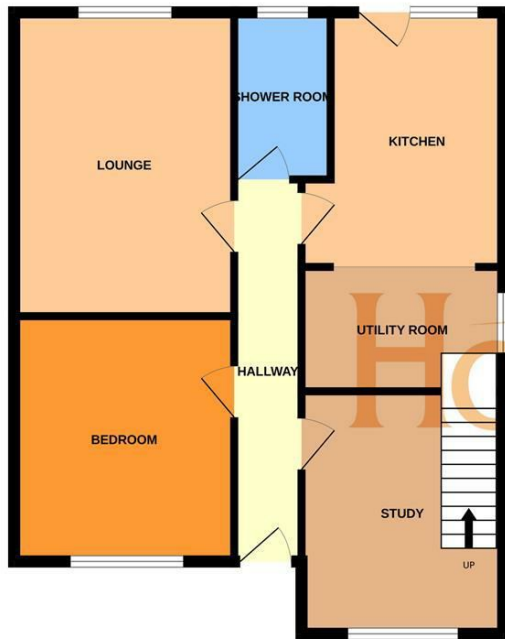
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GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



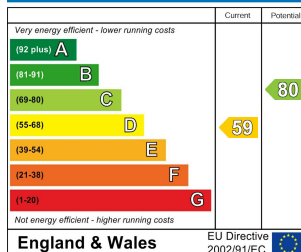
1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



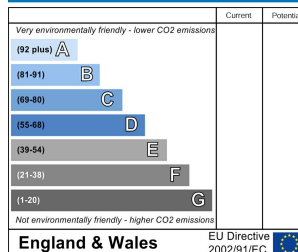
TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

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<sub>2</sub>) Rating



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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