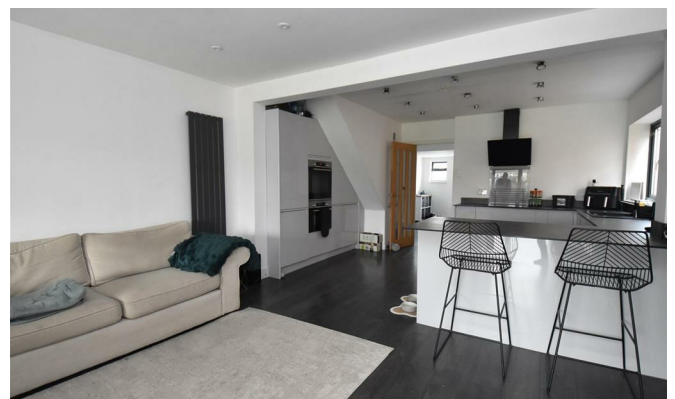


# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## York Road, Rochford, SS4 3HG £450,000

Horizon Estate Agents are pleased to offer to market this spacious four bedroom semi-detached family home, situated in a sought after location. The property comprises of four bedrooms, a dressing room, family bathroom suite, downstairs W.C and a modern 32'0 x 14'6 open plan kitchen/lounge/diner. Further benefits include a good-sized rear garden and a paved driveway providing ample off-street parking. Located within close proximity of local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk  
horizonstates.co.uk



### **Entrance Hallway**

Obscured double glazed entry door, obscured double glazed window to front aspect, radiator, power points, storage cupboard, wood effect flooring, smooth plastered ceiling.

### **Ground Floor Bedroom**

8'8 x 7'2 (2.64m x 2.18m)

Double glazed windows to front and side aspects, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **W.C / Utility Room**

Two in one close coupled W.C & Wash hand basin, space and plumbing for washing machine, power points, storage cupboard, wood effect flooring, smooth plastered ceiling.

### **Open Plan Kitchen/Lounge/Diner**

32'0 x 14'6 (9.75m x 4.42m)

Kitchen - Range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, integrated oven, four ring induction hob with extractor hood over, integrate fridge freezer, integrated wine cooler, breakfast bar, double glazed window to side aspect, power points, wood effect flooring, smooth plastered ceiling.

Lounge/Dining Room - Double glazed Bi-fold doors to rear garden, radiators, power points, wood effect flooring, smooth plastered ceiling.

### **First Floor Landing**

Loft hatch, storage cupboard, power points, wood effect flooring, smooth plastered ceiling.

### **Dressing Room/Bedroom**

9'1 x 5'8 (2.77m x 1.73m)

Double glazed window to front aspect, power points, wood effect flooring, smooth plastered ceiling.

### **Bedroom**

12'7 x 8'7 (3.84m x 2.62m)

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

### **Bathroom**

Three piece suite comprising of a bath tub with shower over, vanity wash hand basin, low level W.C, heated towel rail, obscured double glazed window to side aspect, storage cupboard, tiled flooring, tiled walls, smooth plastered ceiling.

### **Bedroom**

11'9 x 8'3 (3.58m x 2.51m)

Double glazed window to rear aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Bedroom**

8'9 x 6'11 (2.67m x 2.11m)

Double glazed window to rear aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

### **Rear Garden**

Paved patio seating area, laid to lawn, side access to the front front of the property.

### **Front of Property**

Paved driveway providing ample off-street parking.

### **Additional Information**

Tenure: Freehold

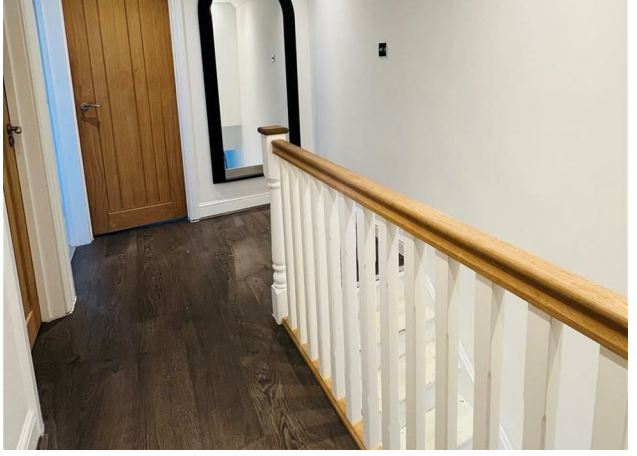
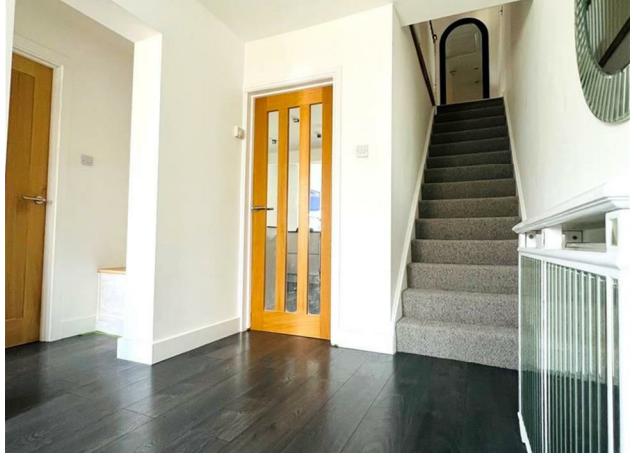
Council: Rochford District Council

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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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