

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



Eastbury Avenue, Rochford, SS4 1SE  
£400,000

\*\*\*SOLD OFF MARKET\*\*\*

Horizon Estate Agents are pleased to agree the sale of this property to a purchaser on our mailing list prior to the property needing to go on the market. This property consists of a lounge, kitchen/dining/family room, spacious reception hall, master bedroom with dressing room and ensuite. Two further bedrooms and bathroom. Large rear garden with outbuilding, garage and parking to the front for approximately 4 cars. The property is situated in a popular location within walking distance of local shops, schools and all transport links. NO ONWARD CHAIN!

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



rightmove

onTheMarket.com

## Composite entrance door with obscured glazed side

### Entrance Hall

Smooth plastered ceiling with pendent lights and coving. Stairs to first floor with understairs cupboard, hard wood flooring. Doors to:

### Lounge

11'1 x 16'3 (3.38m x 4.95m)

Smooth plastered and coved ceiling. UPVC double glazed part obscured glazed window to front and a further UPVC double glazed window to front. Hard wood flooring and radiator.

### Kitchen/Diner/Family room

23'11 x 15'8 (7.29m x 4.78m)

Smooth plastered ceiling with spot lights and coving. Tiled flooring and part tiled walls. UPVC double glazed windows to side and rear and UPVC double glazed French doors to rear. There is a range of base and eye level units with work surfaces an inset sink with drainer. Space and plumbing for appliances. Radiators.

### First Floor Landing

Smooth plastered and coved ceiling and carpeted. Doors To:

### Bedroom

12'11 x 10'5 (3.94m x 3.18m)

Smooth plastered ceiling with spot lights and coving. UPVC double glazed window to front, carpet and radiator. Door to:

### Dressing Room

Smooth plastered ceiling with spot lights. Hanging rails and carpeted.

### En suite

Smooth plastered ceiling with spot lights. Obscured double glazed window to side. Tiled flooring and part tiled walls. Corner shower, White WC and white wash hand basin in vanity cupboard. Heated towel rail.

### Bathroom

Smooth plastered ceiling, UPVC double glazed window to the side. Ceramic tiled flooring and part tiled walls. White bath with shower attachment, WC and wash hand basin. Radiator.

### Bedroom

11'1 x 7'10 (3.38m x 2.39m)

Smooth plastered ceiling with spot lights and coving. UPVC double glazed window to rear, carpet and radiator.

### Bedroom

11'1 x 8'4 (3.38m x 2.54m)

Smooth plastered ceiling with spot lights, coving and loft access. UPVC double glazed window to rear. Carpeted and radiator.

### Rear Garden

Commences with patio leading to lawn with flower and shrub borders. Hard standing area. Side access to front.

### Detached out building

Smooth ceiling, UPVC double glazed windows to sides and UPVC double glazed French doors to front. Power and light. Carpeted.

### Garage

Up and over door to front, power and light. single glazed door to side.

### Front

Mainly block paved providing parking for approximately 4 cars leading to garage. Flower and shrub boarder.

### Additional Information

Tenure - Freehold

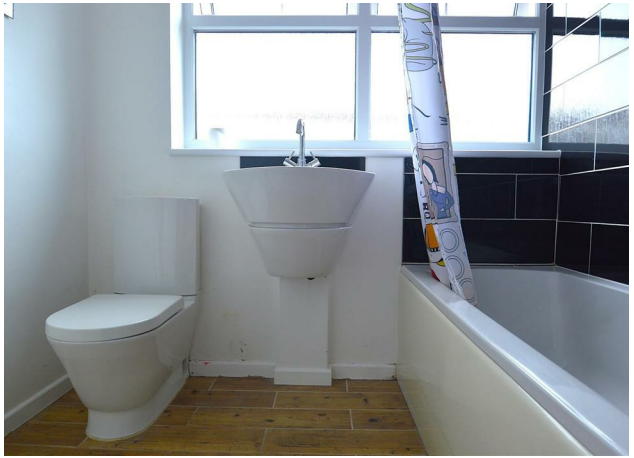
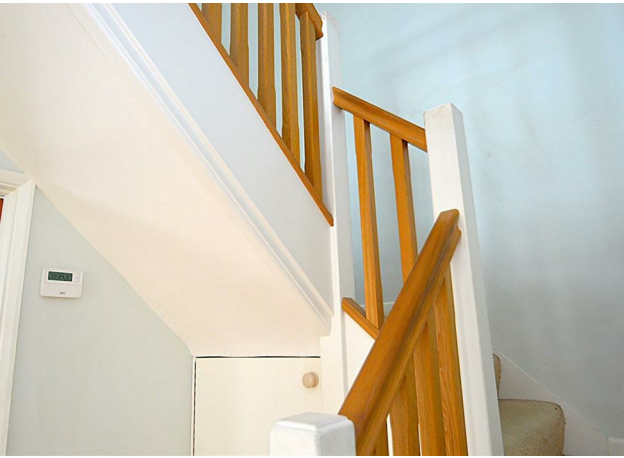
Council - Rochford District Council

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.



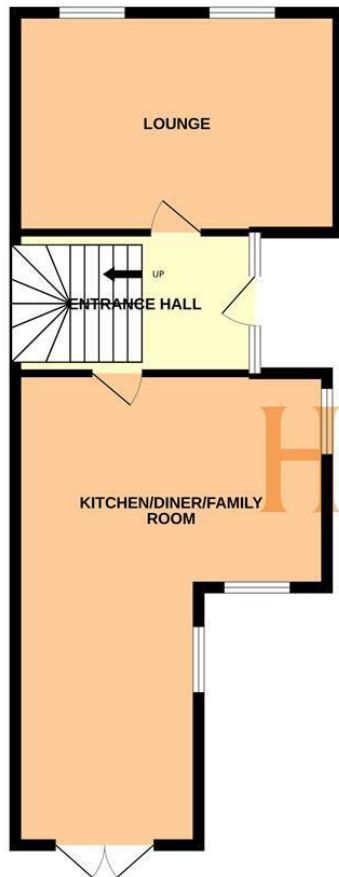
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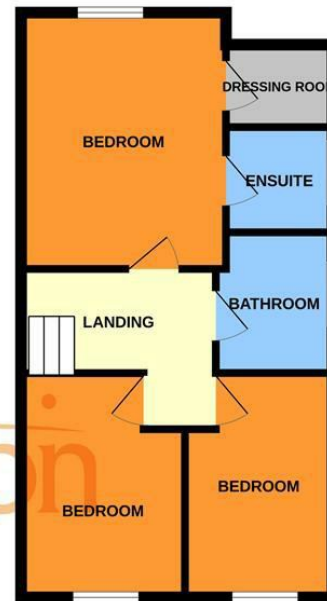
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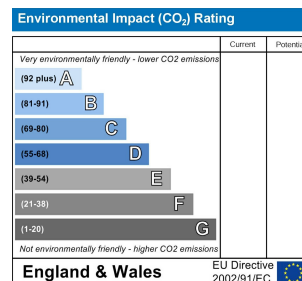
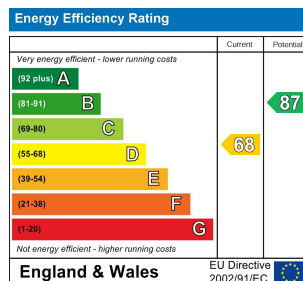
GROUND FLOOR



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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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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