01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Birch Close, Canewdon, SS4 3PE
Guide Price £325,000

GUIDE PRICE £325,000-£340,000

Horizon Estate Agents are pleased to offer to market this immaculately presented, three bedroom end of terrace property, situated in a quiet cul-de-sac location in the quaint village of Canewdon. The property comprises of three good-sized bedrooms, a modern fitted kitchen with integrated appliances, a large lounge/diner and a family bathroom. Further benefits include a garage and a rear garden. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Entrance Hallway
Obscured UPVC double glazed entry door, storage cupboard housing the boiler, under stairs storage cupboard, radiator, carpeted, smooth plastered ceiling, opening to:

Lounge/Diner
19'9 x 19'1 max (6.02m x 5.82m max)
UPVC double glazed window to front aspect, UPVC double glazed bi-fold door to rear garden, radiator, power points, carpeted, smooth plastered ceiling, opening to:

Kitchen
11'3 x 8'4 (3.43m x 2.54m)
Range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, four ring electric hob with extractor hood over, integrated fridge freezer, further integrated freezer, integrated washing machine, integrated dishwasher, integrated oven, breakfast bar, UPVC double glazed window to rear aspect, power points, vinyl flooring, smooth plastered ceiling.

First Floor Landing
Loft hatch, power points, carpeted, smooth plastered ceiling.

Bathroom
Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, partly tiled walls, vinyl flooring, smooth plastered ceiling.

Bedroom One
11'11 x 9'9 (3.63m x 2.97m)
UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling

Bedroom Two
9'9 x 8'9 (2.97m x 2.67m)
UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling

Bedroom Three
9'7 x 6'8 (2.92m x 2.03m)
UPVC double glazed windows to front aspect, storage cupboard, radiator, power points, carpeted, smooth plastered ceiling

Rear Garden
Laid to lawn with tree and shrub borders, patio seating area, side access to the front of the property.

Front of the Property
Laid to lawn.

Garage
Garage in a block.

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.













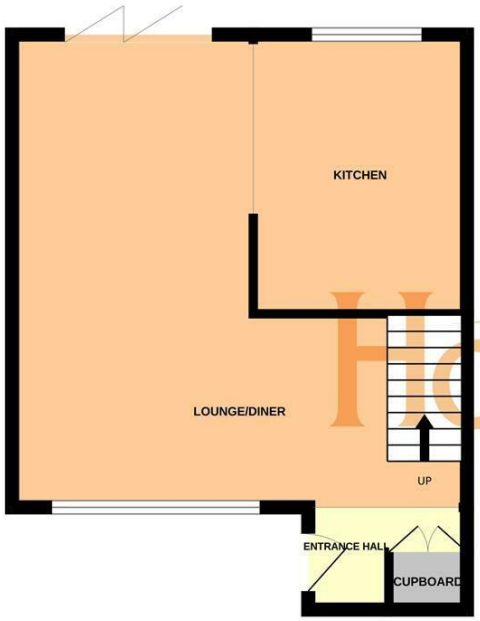




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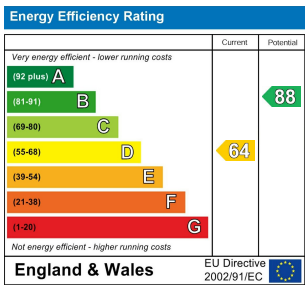
GROUND FLOOR

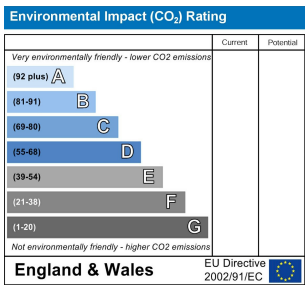


1ST FLOOR



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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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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