



## Lingfield Drive

Rochford

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING
- TWO RECEPTION ROOMS

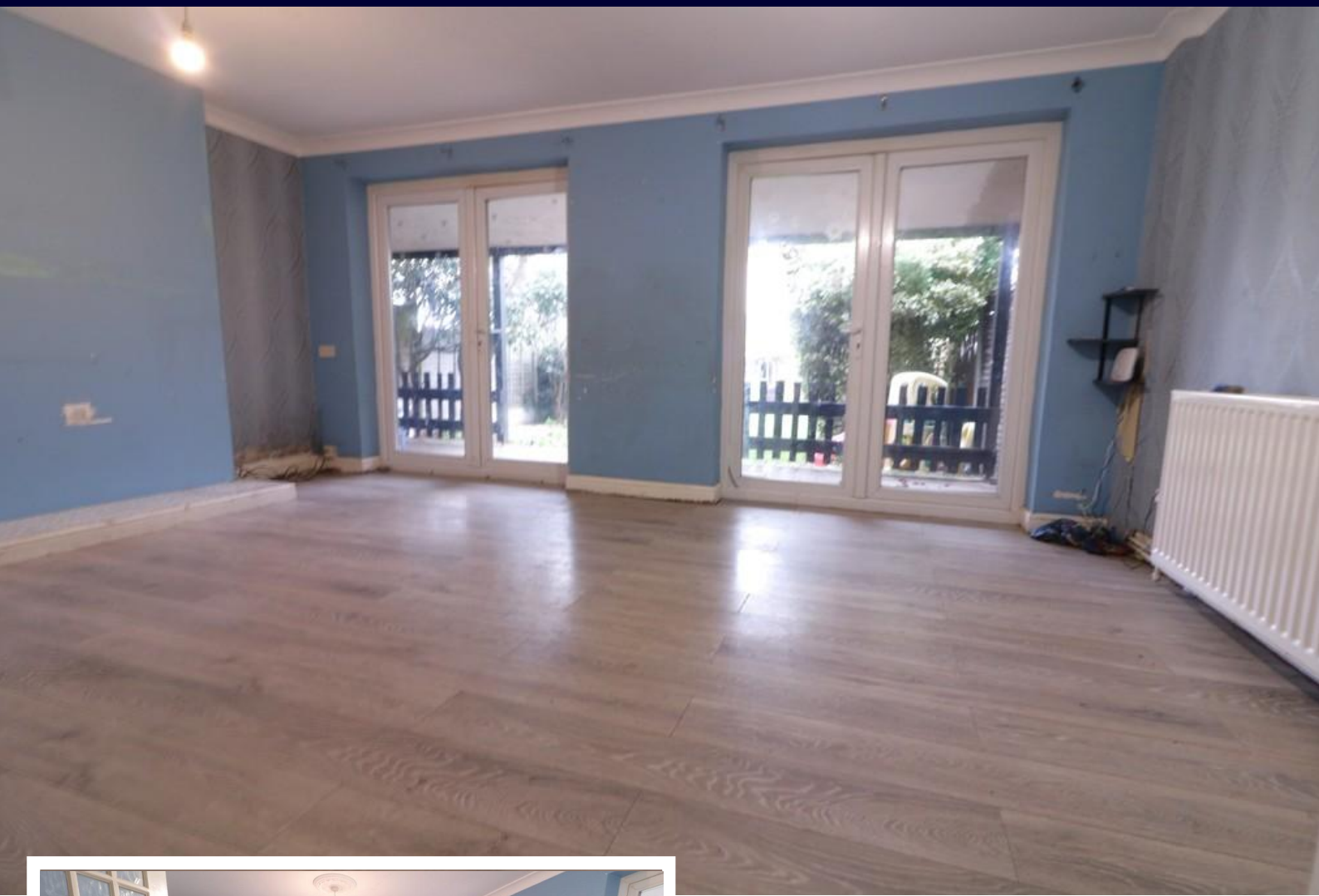


## Guide Price £435,000

Welcome to Lingfield Drive, a four bedroom semi detached house that requires modernisation throughout but has huge potential which would make a lovely family home.







Located in a sought after turning in Rochford, bordering Stambridge. This four bedroom semi detached house has an abundance of potential. Of which includes the ability to extend into the loft space as well as to the rear subject to the necessary consents.

The home offers ample off street parking for multiple vehicles with the added benefit of a carport to the side, a garden measuring in excess of 120ft.

The accommodation comprises of four bedrooms, two reception rooms, one being the extension which is currently used as a living area. The reception room to the front could be used as dining room or a 5th bedroom.

A fully fitted kitchen is located in the centre of the ground floor with direct access to the side of the property, accessing the car port and then the garden.

The property does require refurbishment throughout but does allow for a future buyer to put their own stamp on the property.



Offered to the market with vacant possession, therefore no onward chain.

#### **PORCH**

#### **HALLWAY**

#### **DINING ROOM**

14' 9" x 7' 9" (4.5m x 2.36m)

#### **KITCHEN**

10' 8" x 9' 8" (3.25m x 2.95m)

#### **LIVING ROOM**

17' 7" x 13' 0" (5.36m x 3.96m)

#### **BEDROOM 1**

12' 3" x 10' 0" (3.73m x 3.05m)

#### **BEDROOM 2**

10' 0" x 9' 1" (3.05m x 2.77m)

#### **BEDROOM 3**

9' 0" x 7' 3" (2.74m x 2.21m)

#### **BEDROOM 4**

7' 9" x 7' 3" (2.36m x 2.21m)

#### **BATHROOM**

6' 9" x 6' 6" (2.06m x 1.98m)

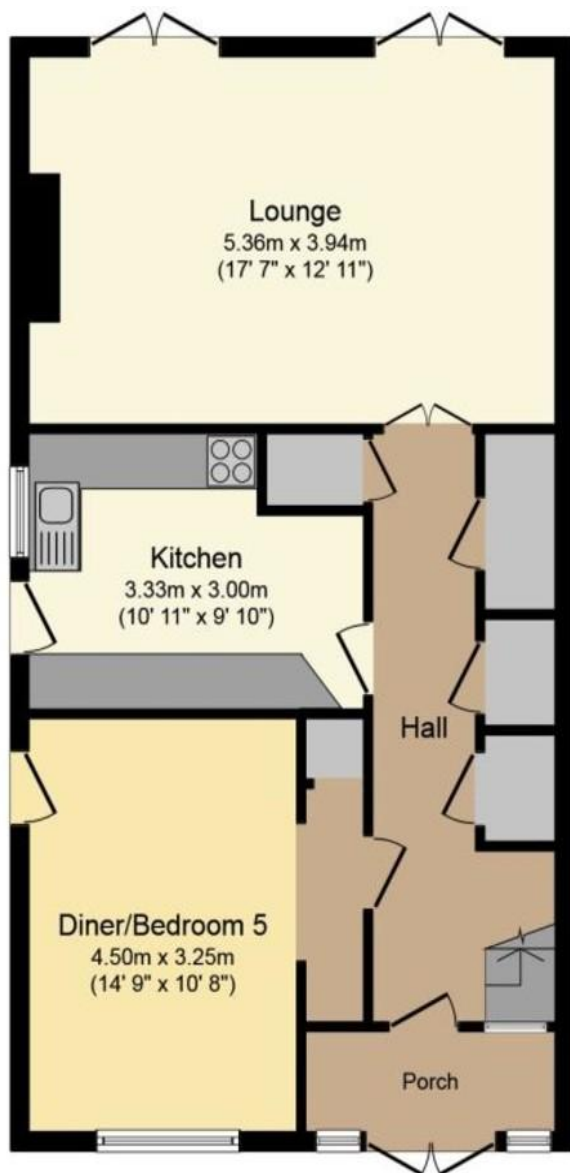
#### **OFF ROAD PARKING**

#### **GARDEN**

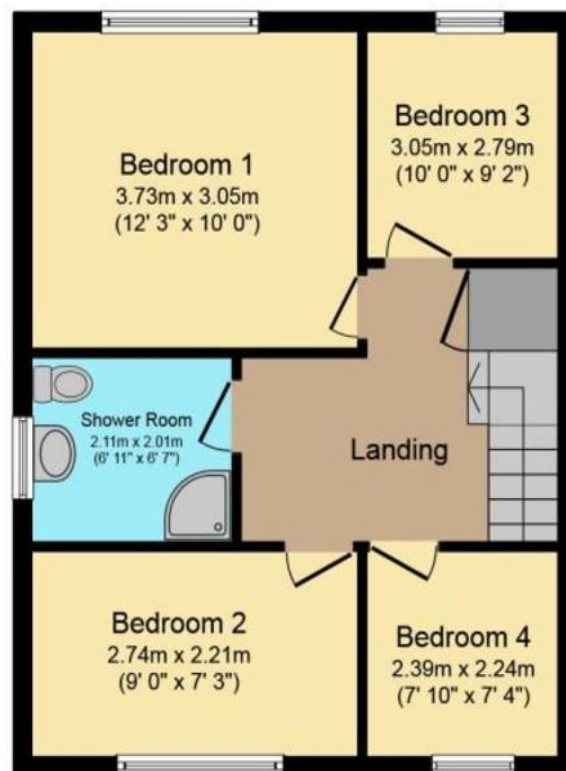
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**Ground Floor**



**First Floor**

Total floor area 118.9 sq. m. (1,280 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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