

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

21 Lingfield Drive, Rochford, SS4 1DZ



Guide Price:
£375,000 - £400,000

Situated within a quiet cul de sac location with a stunning rear garden is this extended spacious three bedroom semi detached house requiring some modernisation. Offering versatile accommodation throughout with two reception rooms, kitchen/breakfast room, balcony overlooking stunning rear garden, detached garage and own driveway providing off street parking. Within walking distance to Rochford mainline railway station as well as local schools and shops.

NO ONWARD CHAIN. Viewing advised.

Council Tax Band: D. EPC Rating: TBC. Our Ref: 20071.

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Accommodation comprises:

Entrance via uPVC glazed double opening entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising corner wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Radiator. Tiled walls. Tiled flooring.



LOUNGE 23' x 10' 8" (7.01m x 3.25m)

Double glazed patio doors providing access to rear garden. Feature brick built fireplace. Radiators.



DINING ROOM 13' 7" x 12' 4" (4.14m x 3.76m)

Double glazed bay window to front aspect. Radiator. Textured ceiling.



KITCHEN 15' 4" x 7' 2" (4.67m x 2.18m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Space for freestanding cooker. Space and plumbing for appliances. Tiled walls. Tile effect flooring.



SPACIOUS FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.

SEPARATE WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and high gloss vanity storage below and back to wall wc. Tiled walls. Tiled flooring.



BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled panelled bath with centralised chrome taps and shower attachment, tiled shower cubicle with thermostatic shower and inset wash hand basin with chrome mixer taps and vanity storage below. Radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM ONE 15' 3" x 10' 8" (4.65m x 3.25m)

Fitted wardrobes to one wall. Radiator. Textured ceiling. Double glazed door providing access to **BALCONY** overlooking the rear garden.



BEDROOM TWO 12' 4" x 11' 8" (3.76m x 3.56m)
Double glazed window to front aspect. Built in storage cupboards. Radiator. Textured ceiling.



BEDROOM THREE 10' 4" x 7' 2" (3.15m x 2.18m)
Double glazed window to rear aspect. Wood effect flooring.



EXTERIOR.

A **STUNNING REAR GARDEN** measuring approximately 80ft (24.38m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. Door to **DETACHED GARAGE** with up and over door. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to garage to rear. Small lawn area.



TOTAL FLOOR AREA: 1370 sq ft (127.3 sq m) approx.
Measurements are taken to the internal face of the walls and partitions. Measurements of doors, windows, rooms and any other areas are approximate and do not represent a guarantee of accuracy. The plan is for illustrative purposes only and should not be used for any purpose other than a guide. The buyer is advised to verify the accuracy of the measurements by a professional surveyor. Measurements are taken to the best of our knowledge and belief.