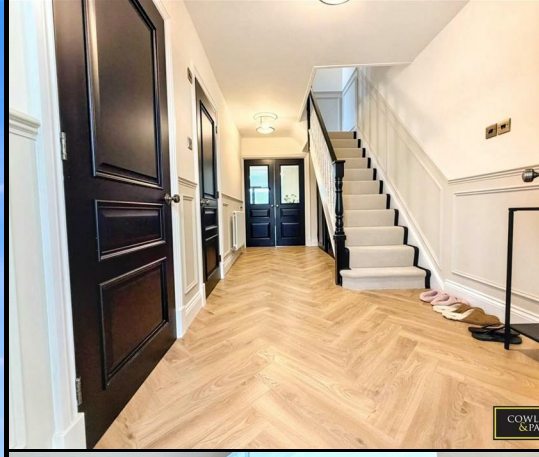
RESIDENTIAL SALES
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COWLING & PAYNE









Lingfield Drive, Rochford
Guide Price £525,000

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GUIDE PRICE £525,000 - £550,000

Cowling & Payne are delighted to offer for sale this beautifully presented four bedroom semi-detached family home, situated in Lingfield Drive, Rochford. Finished to an impressive contemporary standard throughout, this fantastic property offers spacious and versatile accommodation, ideal for modern family living.

The heart of the home is the impressive open-plan kitchen, dining and living area, featuring stylish fitted cabinetry, elegant work surfaces, integrated appliances and a substantial central island with breakfast bar seating. A large roof lantern and recessed spotlights create a bright, welcoming space, whilst the contemporary media wall with built-in shelving and a feature fireplace provides a stylish focal point. Black-framed bi-fold style doors open onto the rear garden, allowing natural light to flood the room.

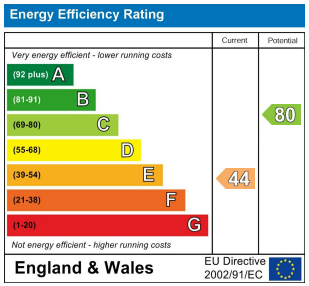
Further benefits to the ground floor include a separate utility room, providing additional storage and practicality, together with a large modern cloakroom.

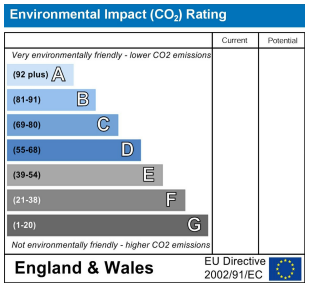
To the first floor, there are four well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. The property is complemented by a stylish, contemporary family bathroom featuring a walk-in shower, modern vanity unit and attractive marble-effect tiling.

Externally, the property boasts a generous gravelled frontage providing ample off-street parking for multiple vehicles. The private rear garden features a paved patio and lawn, creating an ideal setting for outdoor dining, entertaining and relaxation.

Lingfield Drive is conveniently situated for Rochford town centre, offering a selection of shops, cafés and everyday amenities. Rochford railway station provides connections towards Southend and London Liverpool Street, making the area appealing to commuters.







Drive

Hallway

Snug

Kitchen Area

Dinning Area

Living Area

Utility

Downstairs WC

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Garden

Disclaimer
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations
Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

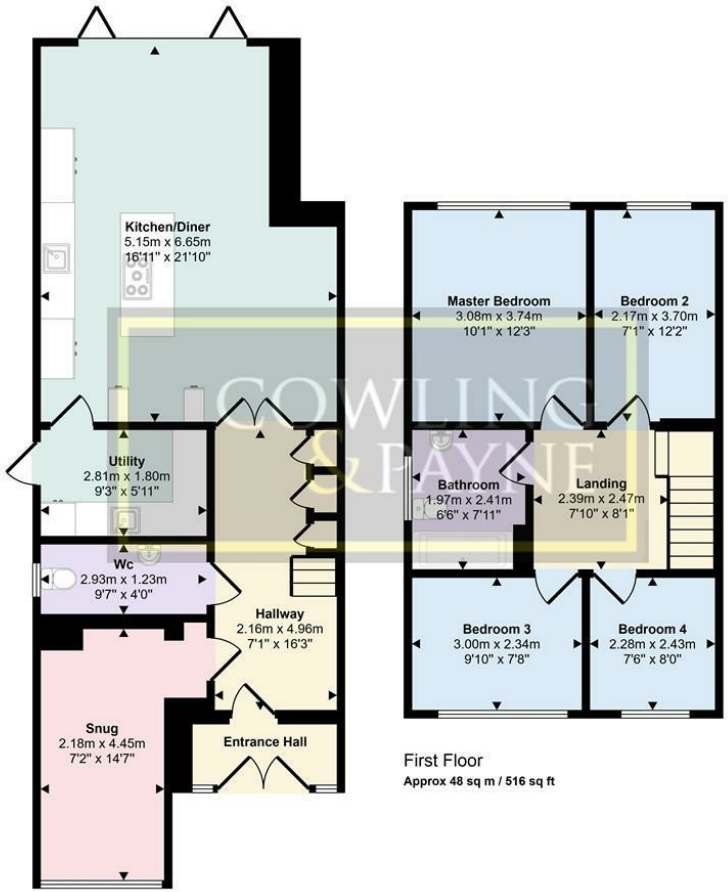
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This policy is in place to respect the privacy, security and personal belongings of the property's occupants and owners.

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Approx Gross Internal Area
118 sq m / 1268 sq ft



First Floor
Approx 48 sq m / 516 sq ft

Ground Floor
Approx 70 sq m / 752 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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