

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Lingfield Drive, Rochford
Guide Price £525,000

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

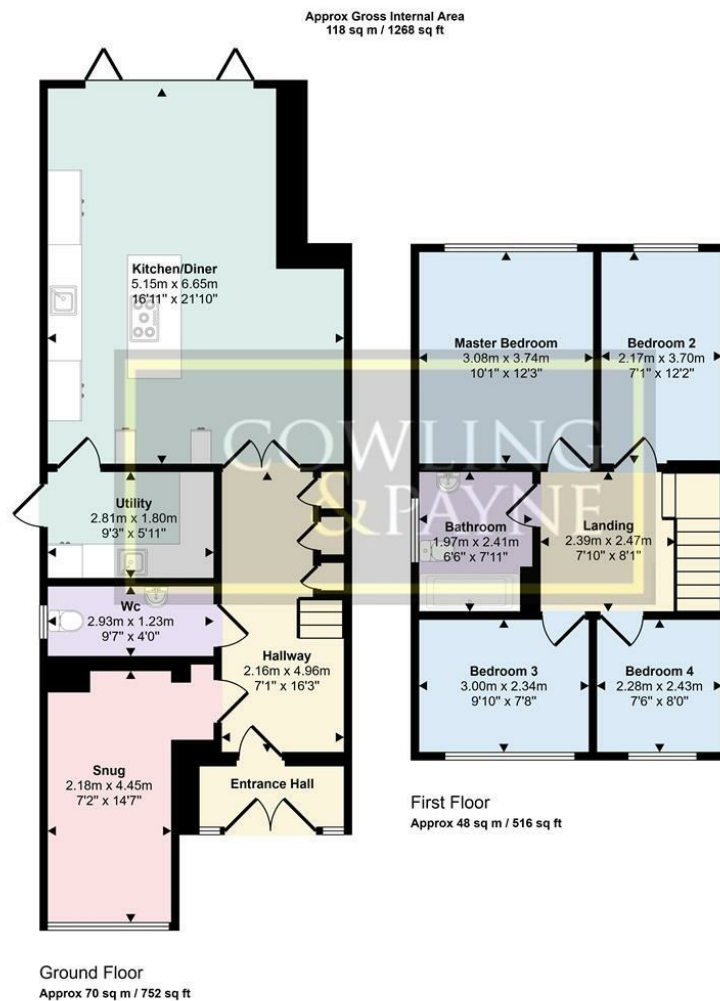
Money Laundering Regulations

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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