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Estate Agents



* PRICE GUIDE £525,000 - £550,000 * BEAUTIFUL FOUR-BEDROOM DETACHED FAMILY HOME * PEACEFUL RURAL SETTING WITH PICTURESQUE FARMLAND VIEWS * SPACIOUS LOUNGE WITH FEATURE FIREPLACE * GENEROUS DINING ROOM OVERLOOKING THE REAR GARDEN * WELL-APPOINTED FITTED KITCHEN WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES * BEDROOM WITH FITTED WARDROBES AND ENSUITE * CONTEMPORARY FAMILY BATHROOM * GROUND-FLOOR WC * BEAUTIFULLY MAINTAINED REAR GARDEN WITH LAWN AND PATIO AREAS * INTEGRAL GARAGE AND AMPLE OFF-STREET PARKING * PEACEFUL LOCATION * This attractive four-bedroom detached family home offers beautifully presented and spacious accommodation throughout, enjoying a peaceful rural setting with picturesque views across surrounding farmland. The property boasts a welcoming entrance hall, a spacious lounge with a feature log-burning stove and a generous dining room overlooking the rear garden. The well-appointed fitted kitchen features wooden cabinetry, contrasting granite worktops, integrated appliances and a central island. Upstairs offers four versatile bedrooms, including a bedroom with extensive fitted wardrobes and a contemporary ensuite, alongside a stylish family bathroom. The fourth bedroom is currently arranged as a home office, offering excellent versatility. Externally, the property benefits from a beautifully maintained rear garden with a spacious lawn, established planting and multiple patio areas ideal for outdoor entertaining, alongside an extensive block-paved driveway and integral garage providing ample parking. Ideally situated in the sought-after village of Canewdon, surrounded by beautiful countryside and farmland views, whilst remaining close to village shops, the local school and amenities. A wonderful opportunity to enjoy peaceful countryside living in a beautifully presented family home.

- Attractive Four Bedroom Detached Family Home
- Generous Block-Paved Driveway Providing Ample Off-Street Parking
- Spacious Lounge with Feature Fireplace
- Separate Dining Area Overlooking the Garden
- Well-Appointed Fitted Kitchen with Integrated Appliances
- Versatile Home Office/Study
- Generously Sized Bedrooms with Fitted Storage
- Contemporary Family Bathroom and Additional Shower Room
- Beautifully Maintained Rear Garden with Patio and Seating Areas
- Peaceful Rural Canewdon Location with Farmland Views, Close to Village Shops and Local School

# Lambourne Hall Road

## Rochford

## £525,000

Price Guide

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# Lambourne Hall Road









## Frontage
An attractive and well-presented frontage featuring an extensive block-paved driveway providing ample off-street parking, access to the garage and a welcoming entrance to the property. Enjoying a peaceful rural setting with picturesque views across surrounding farmland.

## Entrance Hall
A welcoming entrance hall featuring wood-effect flooring, neutral décor and inset ceiling spotlights. Provides access to the ground-floor accommodation, with stairs rising to the first floor and a contemporary vertical radiator

## Living Room
17'9 x 11'10

A spacious and beautifully presented living room featuring a charming fireplace with log-burning stove, wood flooring and inset ceiling spotlights. Offers ample seating space, plenty of natural light and an open aspect leading to the dining area.

## Dining Room
9'10 x 9'10

A generously sized dining room featuring wood flooring, neutral décor and ample space for a family dining table. Benefits from large glazed doors with wooden shutters overlooking the rear garden.

## Kitchen
9'10 x 16'1

A stylish fitted kitchen featuring wooden wall and base units, contrasting black granite worktops and integrated appliances. Benefits from an electric hob, wine cooler, sink overlooking the garden and access to outside.

## WC
A well-presented ground-floor WC featuring a low-level toilet, contemporary wash basin with chrome fittings and fitted storage. Complete with wood-effect flooring, neutral décor and a frosted window.

## Landing
A spacious first-floor landing featuring fitted carpet, neutral décor and inset ceiling spotlights. Provides access to the bedrooms and family bathroom, with a wooden staircase balustrade and contemporary vertical radiator.

## Bedroom One
12'10 x 11'10

A spacious and beautifully presented double bedroom featuring wood-effect flooring, neutral décor and inset ceiling spotlights. Offers ample space for bedroom furniture, fitted storage and plenty of natural light.

## Ensuite
4'11 x 7'7

A contemporary ensuite featuring a walk-in shower enclosure with glass screen, wash basin with vanity storage and low-level WC. Finished with stylish stone-effect tiling and chrome fittings.

## Bedroom Two
9'10 x 13'4

A spacious double bedroom featuring stylish fitted wardrobes, a matching dressing table, wood-effect flooring, recessed spotlights and a double-glazed window providing plenty of natural light.

## Bedroom Three
9'10 x 11'3

A well-proportioned double bedroom featuring neutral décor, inset ceiling spotlights and ample space for bedroom furnishings. Benefits from a window allowing plenty of natural light.

## Bedroom Four
9'10 x 14'1

A versatile fourth bedroom currently arranged as a home office, featuring extensive fitted desk and storage units, wood-effect flooring and inset ceiling spotlights. Also offers a comfortable seating area and plenty of natural light.

## Bathroom
7'11 x 7'1

A stylish family bathroom featuring a panelled bathtub, wash basin with vanity storage and low-level WC. Finished with stone-effect tiling, chrome heated towel rail and frosted window.

## Rear Garden
A beautifully maintained rear garden featuring a spacious lawn, mature shrubs and established planting. Benefits from paved seating areas, raised flower beds, a greenhouse and timber fencing, ideal for relaxing and entertaining.

## Garage
18'6 x 7'10

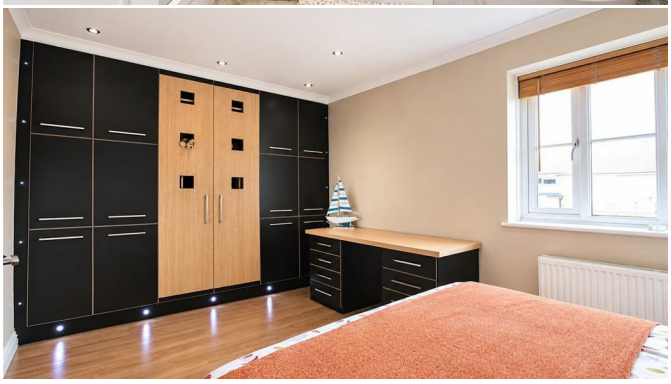
An integral garage accessed from the front driveway, offering useful additional storage or secure parking. Conveniently positioned alongside the property with further off-street parking available.













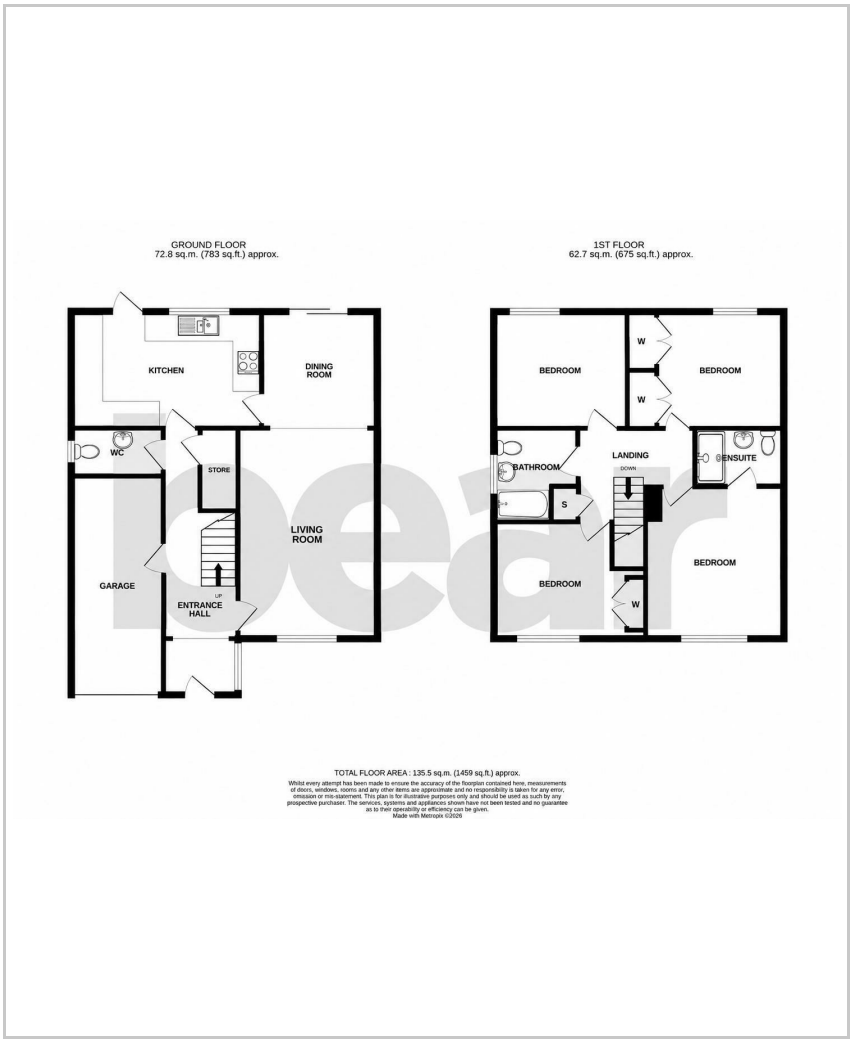








## Floor Plan

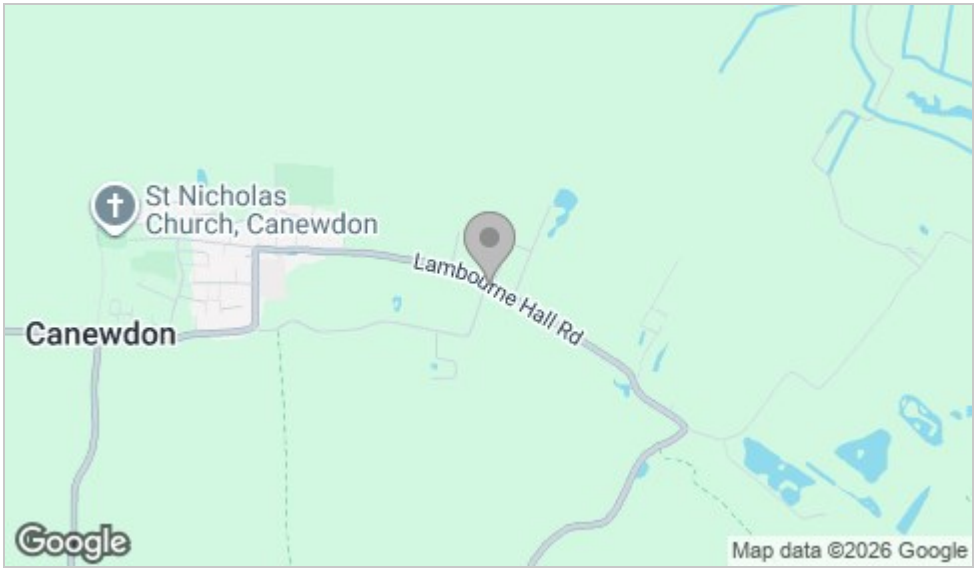




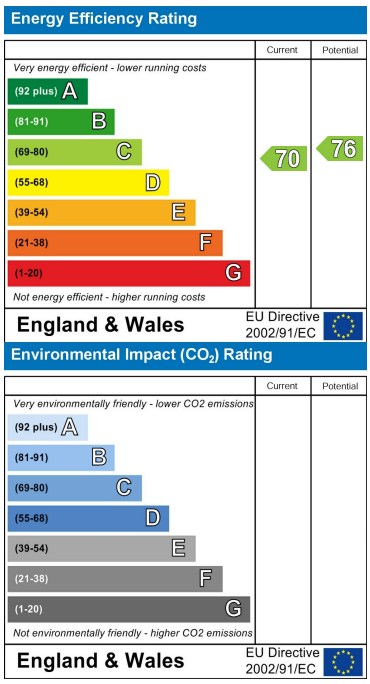





## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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