

46
LINGFIELD DRIVE

WELCOME HOME..

Built in the early 1960s by the seller, this wonderful home has never been sold. The walls and halls echo with the laughter and memories of a happy family, but now the time has come to pass on to a new family ready to make their own happy memories.

Located in a safe corner at the head of a cul-de-sac, overlooking open fields filled with wheat swaying in the breeze, this is the ideal place to raise a family. Learn to ride bikes in the street, play in the gardens, or go to the beach on a Friday evening after a week at school for chips and an hour or so in the amusement arcades.





COME ON IN...

Parking is plentiful, with the driveway and double garage. Make your way through the double doors of the entrance porch and lead into the hallway with mid-century styling from the parquet flooring and open tread staircase.

As the hallway extends towards the rear of the property, you will find an ingenious passage linking the hall and the utility room with oodles of storage for all manner of things.

"The passage is a great place to dry clothes; you can just close the door when you have visitors."









A PLACE TO UNWIND

The lounge diner spans the entire length of the property, with a window overlooking the front and French doors opening onto the south-facing patio. An opening from the kitchen gives perfect access for you to bring your freshly prepared meals to the table.

The sitting room is a smaller, cosier room with a window at the front and would make a lovely formal dining room or playroom for the children.



A CULINARY DELIGHT

A wide array of wooden units around the perimeter of the kitchen and the central island ensure that there is no shortage of workspace.

There is a Rangemaster double oven and room for stools at the island for informal seating.

The utility room has units for storage and plumbing for the washing machine, and there is a downstairs WC and a handy pantry cupboard. Storage is abundant and something that every busy family house could do with more of.













RETREAT UPSTAIRS

On the first floor you will find four spacious bedrooms with enough room for the whole family. The large windows let natural light pour in, giving a lovely, airy feel.

The largest of the bedrooms has built-in furniture, and two have an interesting L-shaped layout that creates a dressing or study area, ideal for teenagers to have a desk space.

The family bathroom is sizeable and has a large corner bath and a separate shower cubicle. The wash hand basin is set within a large vanity unit.



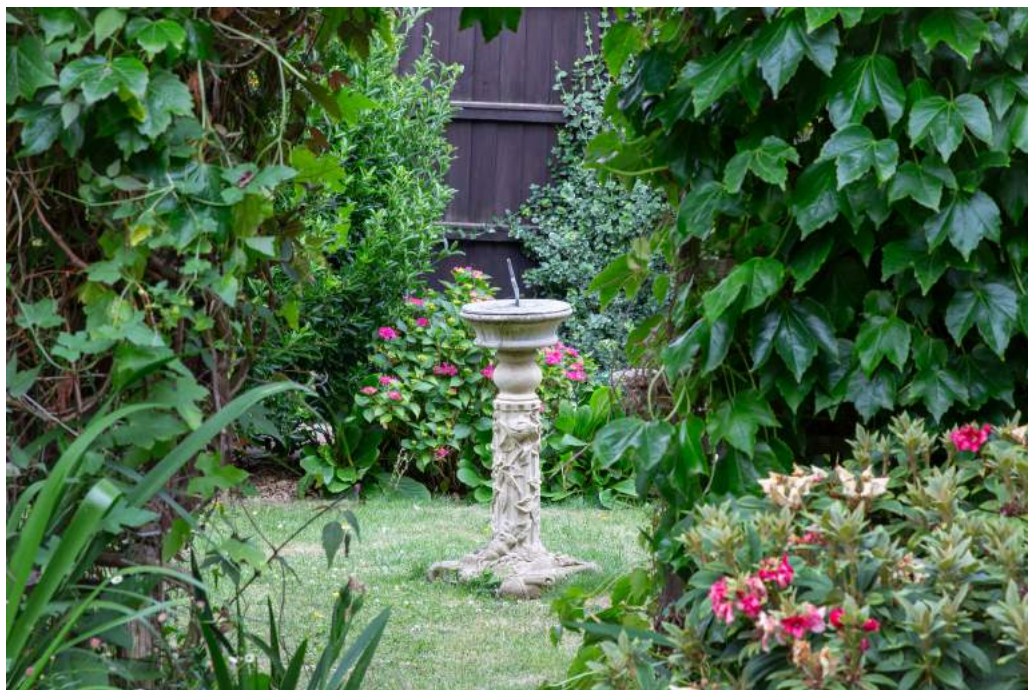




STEP OUTSIDE

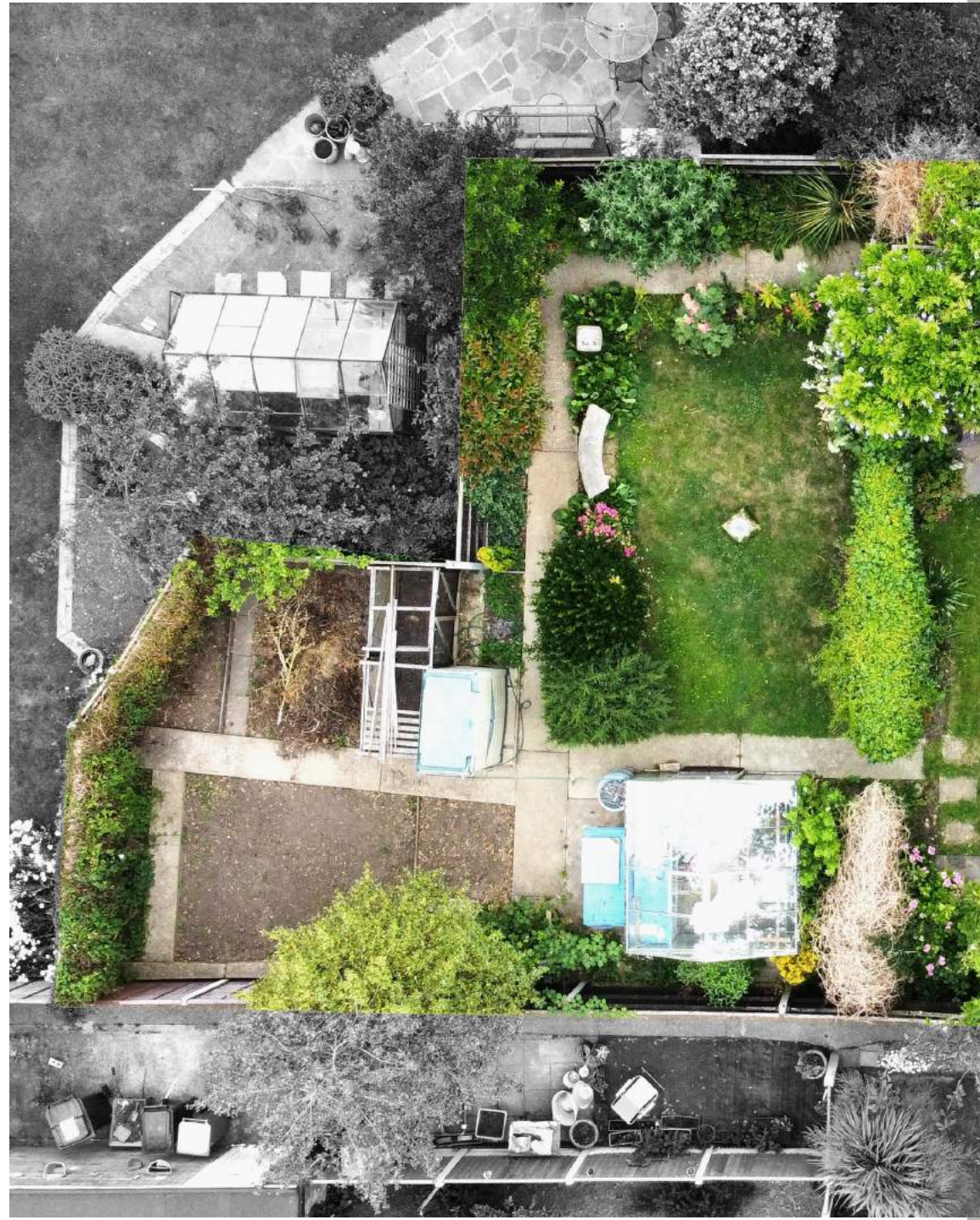
The front of the property is low maintenance and has parking for several cars. At the rear, the south-facing garden has a patio area, a real sun trap perfect for enjoying a quiet morning coffee or an al fresco lunch.

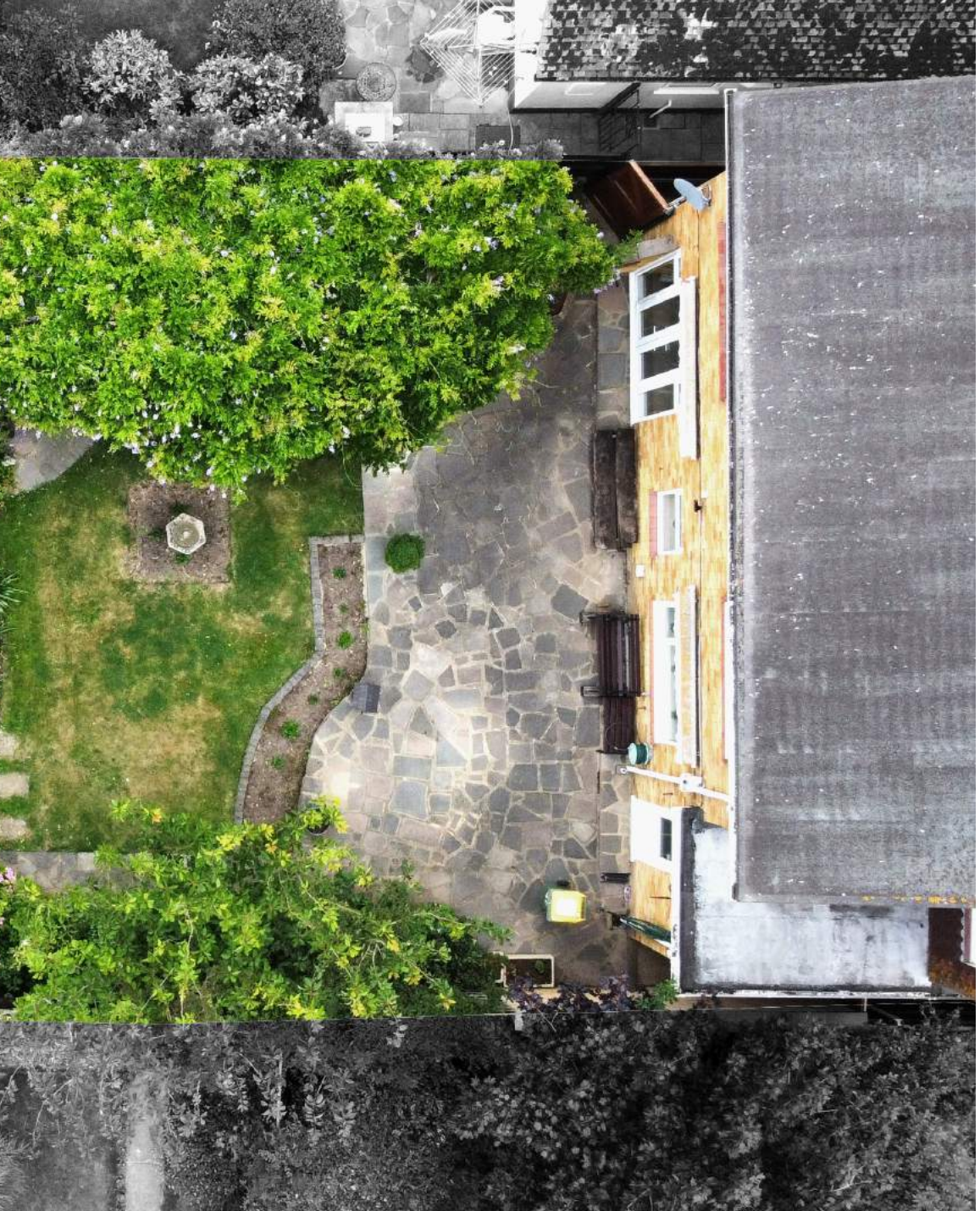
The lawn stretches out in front and has seen many swing sets and slides over the years. Delightful Wisteria flowers dangle from the pergola, filling the summer breeze with a glorious scent.



The garden is sectioned with a trellis covered with colourful climbing plants, and beyond this fence, you will find a fabulous veg plot and greenhouse. Ideal for whether you love to grow your own or have always wanted to give it a go, this veg plot has been productive for many years and is ready for you to plant your seeds and wait to harvest your first crop.

"We used to love playing in the garden and fields or riding our bikes in the cul-de-sac."





IN THE NEIGHBOURHOOD

Location is essential when finding the perfect home for family life, and Lingfield Drive is pretty much perfect. It's quiet and tucked away in the corner of this cul-de-sac, a safe place for children to grow and play, but it's just a 10-minute walk to Rochford and all the amenities on offer. You can find everything you need in the town with many shops, the weekly market, the bank hub, and the post office. With many cafes and restaurants in town, you will have no trouble choosing somewhere to grab a bite or visit the renowned Upper Crust bakery for sandwiches, artisan bread made fresh daily and a selection of delicious cakes.

Larger supermarkets are in Southend, which is just 15 minutes drive away. There is a selection of schooling from nursery age right up to secondary school and into higher education, as well as grammar school and private schooling if your budget allows.

For weekend activities, Rochford Hall, former home of the Boleyn family, has a fantastic golf course or perhaps a day at the beach, whether a trip into Southend for the seaside attractions or a peaceful walk from nearby Paglesham along the sea wall, perhaps finished off with a lovely pub lunch.

The train station is just 5 minutes away and has routes available all over the South East and beyond. Southend airport is just a 10-minute drive away, and the motorway system is easily accessible, meaning that the commute will be nice and simple no matter where you need to get to.



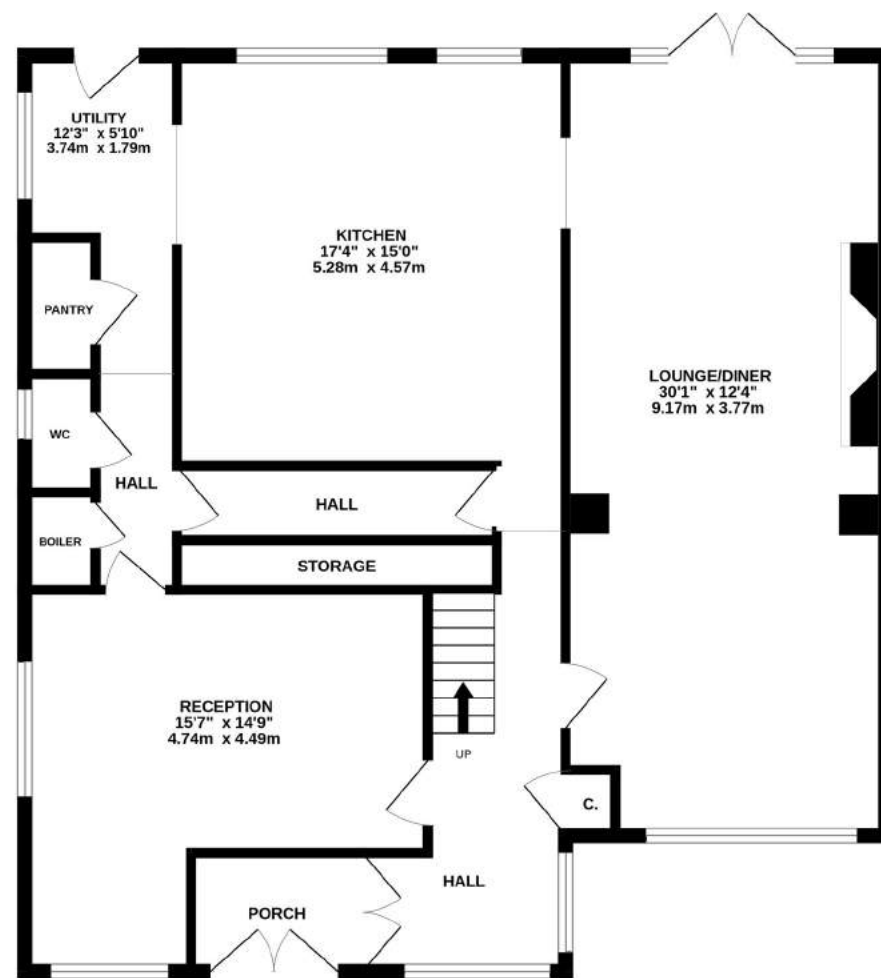






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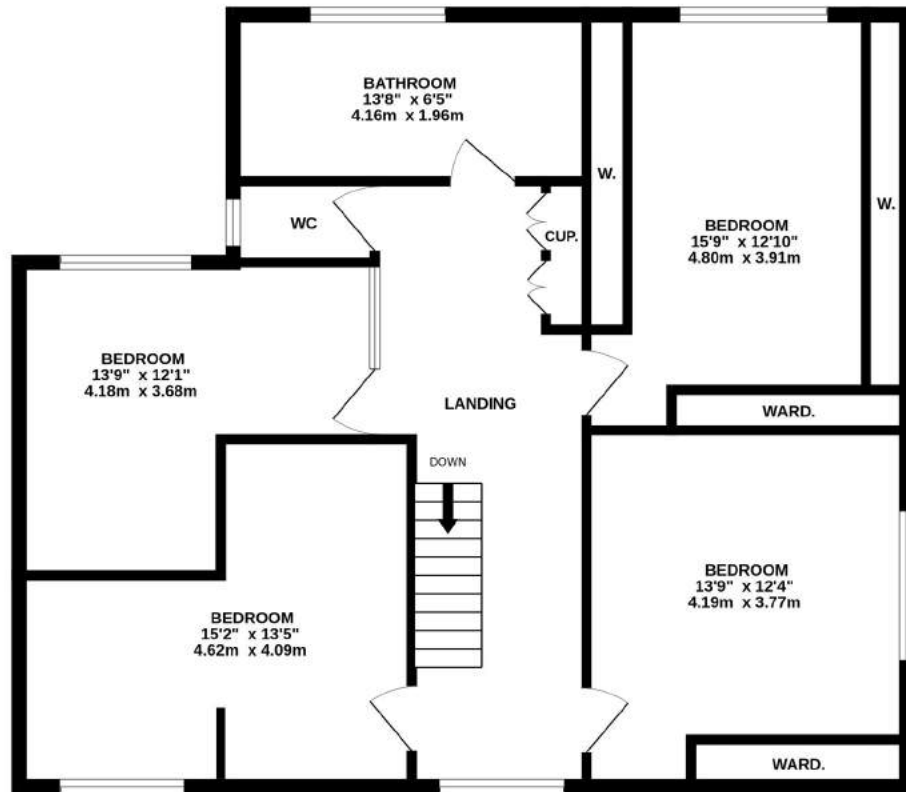
GROUND FLOOR
1093 sq. ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 2034 sq. ft.

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and is not to be taken as a statement of fact. The prospective purchaser. The services, systems and appliances are shown as to their operability or efficiency. Made with Metro

1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



THE FINER DETAILS

- Individually designed
- Sold with no onward chain
- Detached double garage
- Large plot
- Quiet Cul-De-Sac location
- South facing garden
- Driveway for multiple vehicles
- 15 minute walk to Rochford train station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

134 sq.ft. (188.9 sq.m.) approx.

The accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, for illustrative purposes only and should be used as such by any prospective purchasers. Appliances shown have not been tested and no guarantee of accuracy or efficiency can be given.

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WEAVERS