

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lingfield Drive, Rochford, SS4 1DZ

Offers Over £450,000

Horizon Estate Agents are delighted to offer to market this spacious, well maintained, three bedroom semi-detached chalet, situated in a cul-de-sac location. The property comprises of three double bedrooms, a shower room, fitted kitchen, breakfast room, 23'2 x 16'2 Lounge/Diner and a conservatory. Further benefits include a 90ft rear garden backing onto open fields and a paved driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

Porch

UPVC double glazed entry door, UPVC double glazed windows to front and side aspects, wood effect flooring, smooth plastered ceiling, further obscured glazed door leading to:

Hallway

Stairs to first floor, under stairs cupboard, radiator, power points, wood effect flooring, smooth plastered ceiling.

Bedroom

11'10 x 11'9 (3.61m x 3.58m)

UPVC double glazed bay window to front aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit with rainfall shower over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, heated towel rail, radiator, space and plumbing for washing machine, tiled walls, tiled flooring, smooth plastered ceiling.

Bedroom

11'7 x 10'9 (3.53m x 3.28m)

UPVC double glazed bay window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Lounge/Diner

23'2 x 16'2 (7.06m x 4.93m)

UPVC double glazed French Doors to rear garden, cast iron feature fireplace, radiator, power points, carpeted, smooth plastered ceiling.

Kitchen

12'1 x 11'10 (3.68m x 3.61m)

Range of eye and base level units with work surfaces over, inset composite sink drainer unit, five ring gas hob with extractor hood over, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, UPVC double glazed window to side aspect, power points, wood effect flooring, smooth plastered ceiling.

Breakfast Room

11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed bi-fold doors to conservatory, radiator, power points, wood effect flooring, smooth plastered ceiling.

Conservatory

18'8 x 10'10 (5.69m x 3.30m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to rear and side aspects, power points, wood effect flooring.

First Floor Bedroom

18'1 x 13'8 (5.51m x 4.17m)

Double glazed velux window to front aspect, double glazed windows to rear aspect, eaves storage space, radiator, power points, carpeted, smooth plastered ceiling.

Rear Garden

Laid to lawn with tree and shrub borders, shed, paved patio seating area, side access to the front of the property.

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agents Note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



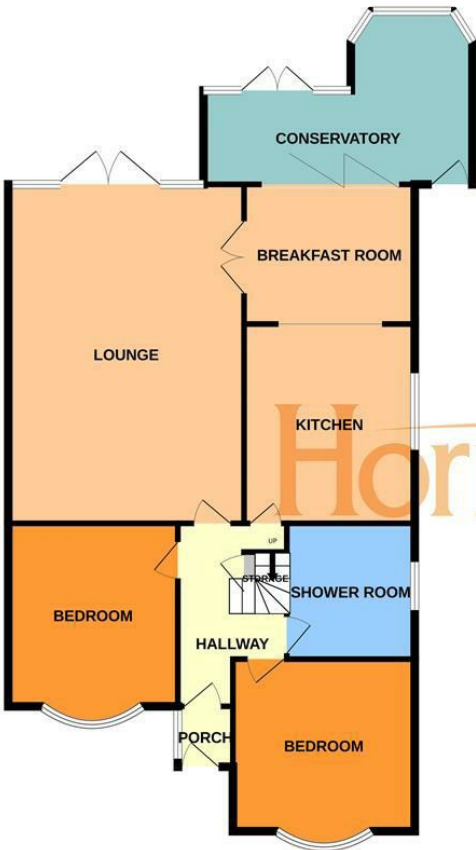
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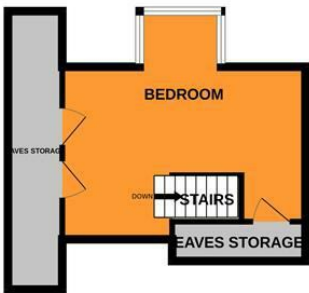
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GROUND FLOOR
1286 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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