



# Lingfield

Guide Price £595,000



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Robert  
Leech.



# Frinchester, Crowhurst Road

You enter the property via a good-sized porch which is ideal for storing boots and coats, this leads through to an entrance hall which gives access to both the kitchen to the rear of the property and the sitting room just off to your left-hand side, the sitting room is a generous size. The dining room is to the rear of the property and gives access to the rear garden via sliding doors, the kitchen is just next door and has ample storage with a base and eye level units also creating plenty of worktop space, there is an integrated gas hob and oven/grill and space for freestanding appliances. Coming out of the kitchen there is a small landing giving access to both a bedroom which overlooks the rear garden and has an en suite and to the front integral access to the garage.

To the first floor there are three bedrooms, two of which are doubles with built in wardrobes, and other has a fitted work bench and is currently utilised as an office and has fixed air conditioning. The family bathroom is also located upstairs and consists of a white suite with double walk-in shower and is tiled throughout.

The garden can be accessed directly from the dining and the bedroom on the ground floor. From the dining room you come out onto a large wooden terrace which is ideal for entertaining. The rest of the garden is mainly laid to lawn with a pond to the rear surrounded by mature shrubbery. On the right hand side of the garden is also a summer house.

- Four bedroom semi-detached house
- Good size kitchen/breakfast room
- Spacious sitting room
- Separate Dining giving access to rear garden
- Solar pannels
- Garage and driveway parking
- private rear garden with terrace and summer house
- Walking distance to Lingfield train station
- Good access to M25 & Gatwick



0.8 miles  
Lingfield



10.0 miles  
Gatwick



0.4 miles  
Lingfield



LINGFIELD  
29 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783



OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



#### LOCATION

This property is within easy walking distance of the center of the historic village of Lingfield, centered around its picturesque pond. There are shops for every day requirements and village pubs. Lingfield is famous for its all weather racecourse and there is excellent walking and riding in the locality.

#### SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is 0.4 miles away whilst Dormansland Primary school is 2 miles distant. There are multiple secondary schools within 5 miles of the property, all bar one of which are rated either good or outstanding by Ofsted.

#### TRAVEL

For the commuter Lingfield mainline rail station, which is within a ten minute walk away travels to both London Victoria, London Bridge and London King's Cross. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7.5 miles away and for international travel Gatwick airport is just 10 miles distant



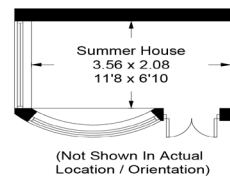
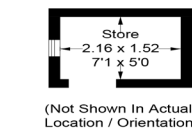
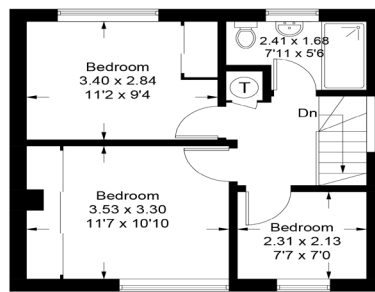
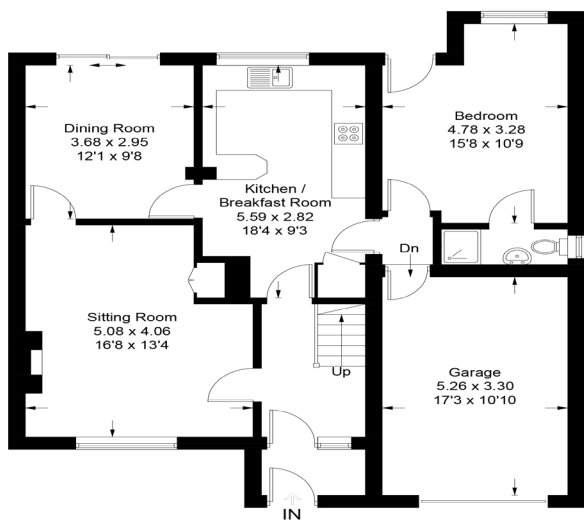
#### FAQ'S

- Tandridge District Council
- Council tax band - E - £2,551
- EPC rating - D
- Double Glazed Windows
- Freehold
- Garage and driveway parking
- Gas Central Heating
- PV & solar pannels for water and electricity





Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft (Including Garage)  
 Summer House / Store = 10.8 sq m / 116 sq ft  
 Total = 144.7 sq m / 1557 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID843178)  
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