



Lingfield

Guide Price £825,000



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Robert
Leech.



11 Tannery Gardens, Lingfield

You enter the property through a large entrance hall which allows plenty of storage for coats, boots and scarfs, downstairs W/C and under stair storage. Off to your right hand side you will find a spacious sitting room which is dual aspect allowing in plenty of natural light and the sitting room also gives further access to the conservatory which is currently used as a dining area and overlooks the rear garden and the study. Across the hallways is a generous kitchen dining room finished to a high standard, the kitchen has a range of floor and eye level units for storage and integrated oven, grill and gas hob with extractor fan above.

Up on the first floor there are four double bedrooms two of which have en suites, the family bathroom is located in the middle of the landing and comprised of a white suite with shower over the bath. To the front of their property there is a block paved driveway leading to garage and giving parking for a further two cars.

The front garden is laid to lawn with hedged boundaries. The rear garden has a good sized patio area which can be accessed directly from the study and lounge and is ideal for entertaining. To the rear of the garden there is a hard standing currently housing a shed and trampoline, the rest of the garden is laid to lawn and has fenced boundaries with a gate to the rear fence providing access to a footpath that leads to the train station and can be walked in 15 minutes.

- Chain Free
- Private Gated Development
- Four Double Bedrooms
- Two Ensuites
- Well Presented Throughout
- Study
- Large Sitting Room Giving Access To Garden
- Garage And Driveway Parking For Up To Three Cars
- Generouse Front & Rear Garden
- Walking Distance To Mainline Train Station



0.5 miles
Lingfield



12 miles
Gatwick



0.4 miles
Lingfield



LINGFIELD
27 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

Situated within the historic Lingfield Village, the property is just a short walk from the train station, a range of every day shops, village pub and amenities. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is less than half a mile away whilst Dormansland Primary school is 0.9 miles distant. There are several secondary schools within 5 miles of the property, all of which are rated either good or outstanding by Ofsted. Imberhorne Secondary school is the closest state school and is rated outstanding.

TRAVEL

For the commuter Lingfield mainline rail station is half a mile away and travels to both London Victoria and London Bridge. The national motorway network can be accessed at J6 of the M25 motorway which is approximately 7 miles away and for international travel Gatwick airport is just over 10 miles distant.



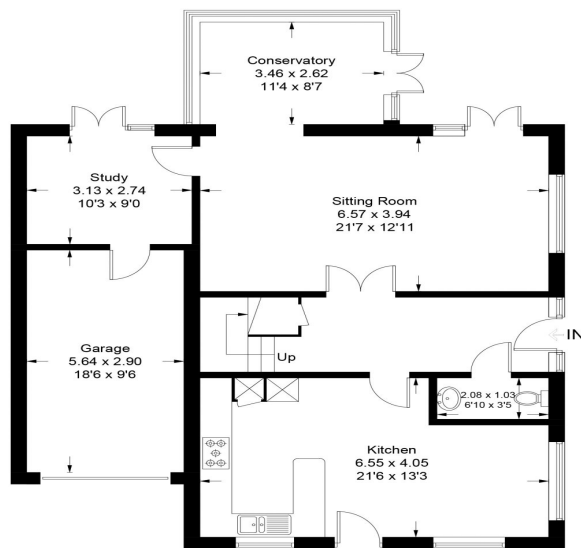
FAQ'S

- Built in 2013
- Council tax band D
- Gas central heating
- Underfloor heating downstairs
- Freehold
- Private parking

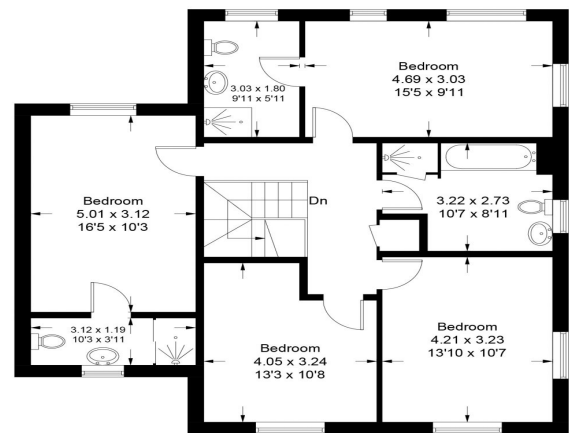




Approximate Gross Internal Area = 192.9 sq m / 2076 sq ft
(Including Garage)



Ground Floor



First Floor

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. (ID814105)
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