



## BLINDLEY HEATH

Guide Price £575,000



3



1



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Robert  
Leech.



# Blindley Heath

This delightful period home is full of character and charm. You enter the property through a bright entrance porch opening on to a communal hall for two properties, number one directly in front of you. The front door opens into a lobby with a further door to the downstairs cloakroom. From the lobby you enter into the kitchen/dining room which has been remodelled by the current owners into a spacious open plan style with high quality fitted units while keeping the character features such as high ceilings and an impressive fireplace. The room faces out onto the garden. The living room also has a feature fireplace with a side bay window to the side and has doors leading out onto a delightful sun terrace which allows for an abundance of natural light.

The stairs lead up to a landing with a large family bathroom with a bath and separate shower cubicle. There are three double bedrooms, the second bedroom overlooks the garden and there is a further room across the hallway. The master bedroom has a front aspect and fitted wardrobes.

The garden is beautifully maintained with privacy hedging and box hedging, including level lawns and established flower beds, the sun terrace has a sunny aspect. There is allocated parking for 2 cars immediately outside the main entrance porch, the property is accessed from a private lane off the Eastbourne Road. A gravelled driveway leads you to the parking for number one.

- Chain Free
- Period Residence
- Set Down a Private Lane
- Generous Sitting Room
- Excellent Re-fitted Kitchen/Dining Room
- Three Spacious Bedrooms
- Re-fitted Family Bathroom
- Stunning Large Mature Gardens
- Off Street Parking
- Good Access to the M25 and Gatwick



2.5 miles  
Lingfield



9.3 miles  
Gatwick



2.5 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

The property is approximately 2.5 miles from the village of Lingfield which is centred around its picturesque pond. There are shops for everyday requirements and a mainline station. 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 2.4 mile away whilst Dormansland Primary school is 4.4 miles distant. There are several secondary schools within 5 miles of the property, all of which bar one are rated either good or outstanding by Ofsted.

#### TRAVEL

For the commuter Lingfield mainline rail station is just over 3 miles 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 5 miles away and for international travel Gatwick airport is just under 10 miles distant.



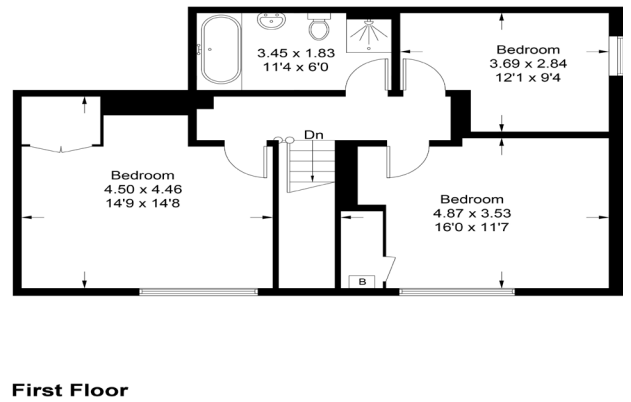
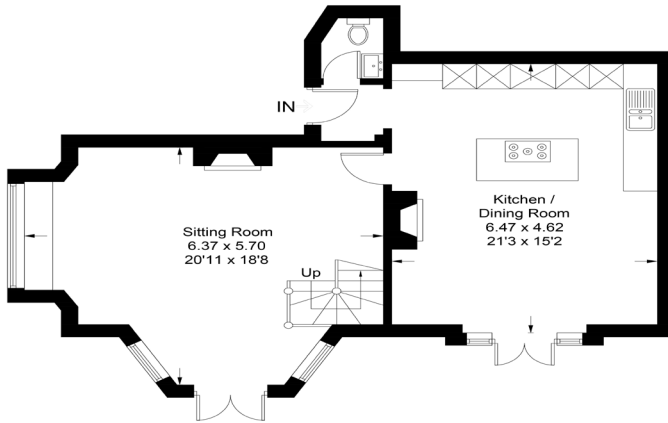
#### FAQ'S

- Private Road
- Tandridge District Council
- Council tax band - E - £2,551
- EPC rating - D
- Double Glazed Windows
- Freehold - Share Of
- Freeholder - Residence Association
- Two Allocated Parking Spaces
- Gas Central Heating





Approximate Gross Internal Area = 126.9 sq m / 1366 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. (ID792829)  
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