



Lingfield

Guide Price £550,000

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Robert
Leech. 

Lingfield, Surrey

Entering the property through a short hallway giving access to a cloakroom, lounge off to your right-hand side and stair way straight ahead.

The lounge is a spacious room located at the front of the property, the room also gives access to the kitchen/dining room at the rear of the property which overlooks and gives access out into the garden. The kitchen has a range of base and eye level units creating ample storage and worktop space while leaving room for free standing appliances, there is an integrated fridge/freezer, oven and gas hob with extractor fan above.

Up on the first floor there are three bedrooms, two of which are doubles and the third is currently utilised an office. The family bathroom consists of a white suite and tiled flooring. The first floor has a large landing at the stair way to the second floor which could also be used as an office/workspace area.

The master suite is located on the second floor and is a generous double with en suite shower room and large built-in wardrobe.

The Garden can be accessed directly from the kitchen/dining room onto a sun terrace, the rest of the garden is laid to lawn and benefits from countryside views. The garage and be accessed from the garden. The property also has driveway parking for two further cars.



0.8 miles
Lingfield

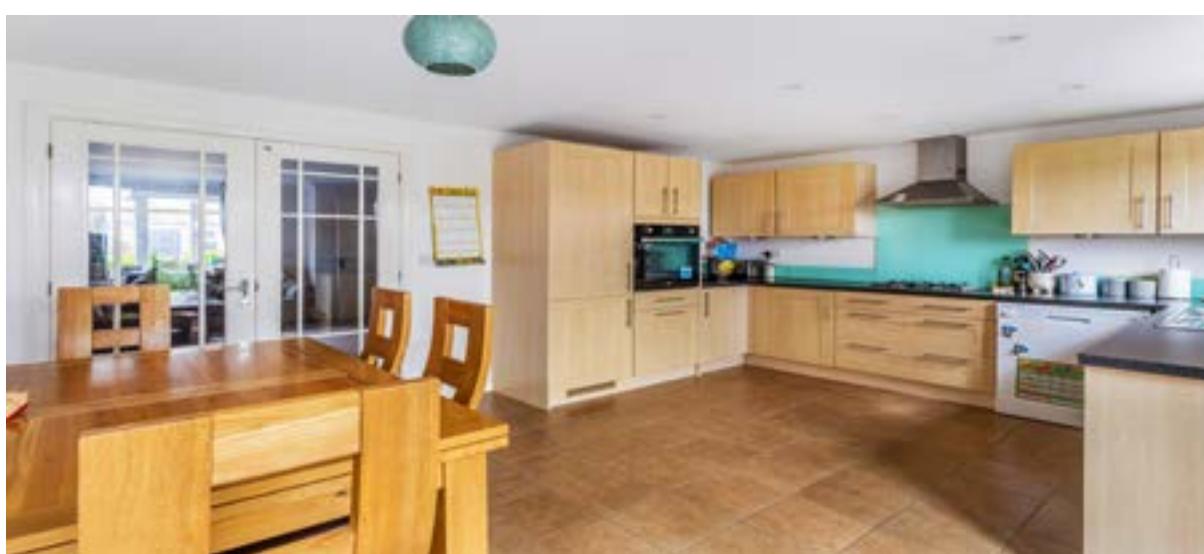


10 miles
Gatwick



0.7 miles
Lingfield

- Four bedroom house
- Master bedroom with en suite
- Built in 2007
- Solar thermals
- Gas central heating
- Double glazed throughout
- Garage and driveway parking
- Electric car charge point
- Walking distance to village and station
- Well connected for both Gatwick & M25



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

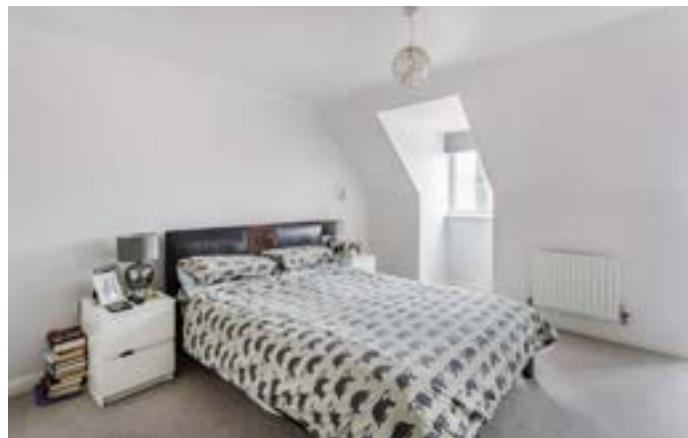
Situated within the historic Lingfield Village in a quiet cul-de-sac, the property is just a short walk from the train station, a range of everyday shops, village pub and amenities. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is 0.5 miles away whilst Dormansland Primary school is 1.9 miles distant. There are multiple 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, which is just a five 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 9 miles away and for international travel Gatwick airport is just 10 miles distant.



FAQ'S

- Council Tax - Band E
- Tandridge District Council
- Private Close
- Road maintenance charge - £130 pa
- EPC rating - C
- Gas Central Heating
- Parking and Garage
- Freehold





 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 124.6 sq m / 1341 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. (ID846376)
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