



Dormansland

Guide Price £495,000

 4/5

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Robert
Leech. 

30 Beacon Hill, Dormansland

The property has well established front garden with mature hedging, the driveway giving parking for up to two cars and leads to the garage which is detached from the property.

On the ground floor of this chalet bungalow there are two potential bedrooms downstairs both doubles and located to the front of the property, one of which is currently utilised as a study. The hallway also gives access to a W/C and access to the stairs.

The property enjoys a generous sitting room with laminate flooring throughout and gas fire with exposed brick chimney breast, the dining area is open plan and located to the rear of the property with two sets of patio doors allowing in plenty of natural light and access into the rear garden. The kitchen has an integrated oven and hob and range of base and eye level units creating ample storage while leaving space for freestanding appliances. The room can be accessed from both the sitting the room and the dining area.

Upstairs the landing gives access to three further bedrooms and the family bathroom comprising of white suite and shower cubicle. The master bedroom, which is located to the front of the property enjoying plenty of natural light and has a built in wardrobe. The second and third bedrooms are located to the rear of the property over the looking the garden and benefit from eve storage.

The rear garden is of a generous size and is south facing. It offers a good degree of privacy and overlooking fields to the rear.



0.6 miles
Dormansland



12.2 miles
Gatwick



0.9 miles
Dormans

- Chain free
- Four/five bedrooms
- Two reception rooms
- Utility room
- Gas central heating
- Family bathroom
- Garage & off street parking
- Sought after road within the village
- Mature gardens with excellent views of fields
- Good access to the M25 & Gatwick airport



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 in the popular village of Dormansland close to the local primary school and amenities. There is a local Post office and shop, delightful park with children's play area's, tennis courts and several good local public houses within walking distance. Lingfield Village which is approximately two miles away offers a range of every day shops and amenities. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found 3.3 miles away.

SCHOOLS

There are two local primary schools that at present are rated good by Ofsted. Dormansland Primary school is 0.4 miles away whilst Lingfield Primary school is 2.1 miles away. There are five secondary schools all within 8 miles of the property. All bar one is currently rated good by Ofsted. The closest secondary school Imberhorne school is rated outstanding.

TRAVEL

For the commuter Dormansland and Lingfield mainline rail stations travel to both London Victoria and London Bridge. 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 over 12 miles.



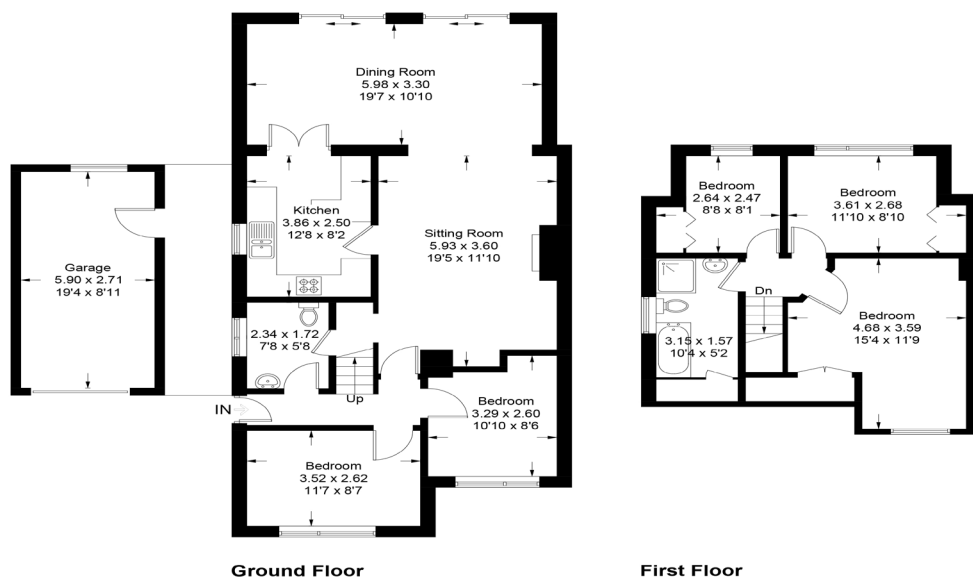
FAQ'S

- Built circa 1950's
- Council tax band E - £2,558.35 (PA)
- Gas central heating
- Freehold





Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 140.0 sq m / 1507 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. (ID824380)
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