



Cottenhams,
Blindley Heath, Surrey

Guide Price £200,000



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Robert
Leech.



Blindley Heath, Surrey

The property is approached via a communal entrance hall with stairs to the first floor.

Once you are in the property from the hallway there is a good size study/store room which is really useful. This then leads onto a spacious sitting/dining room with views over the communal gardens. This then opens onto a delightful re-fitted kitchen with a range of built in appliances, there is plenty of worktop and cupboard space.

The Master Bedroom is a generous size and has a range of built in wardrobes and has views over the communal gardens, there is also a family bathroom

To the front of the property there is paved non-allocated off street parking and to the rear there are lawned communal gardens.



2.4 miles
Lingfield



10 miles
Gatwick



3.0 miles
Lingfield

- Spacious sitting room
- Excellent re-fitted kitchen
- Double bedroom with fitted wardrobes
- Gas central heating Double glazing
- Non allocated off street parking
- Study area/store room
- 88 years lease approximatley
- Communal gardens
- Good access to the M25 and Gatwick



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

This property is situated in a quiet cul-de-sac within blindley heath village. The village of Lingfield is approximately three miles distant, centered around its picturesque pond, with shops for everyday requirements and 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 7 miles away and for international travel Gatwick airport is just under 10 miles distant.



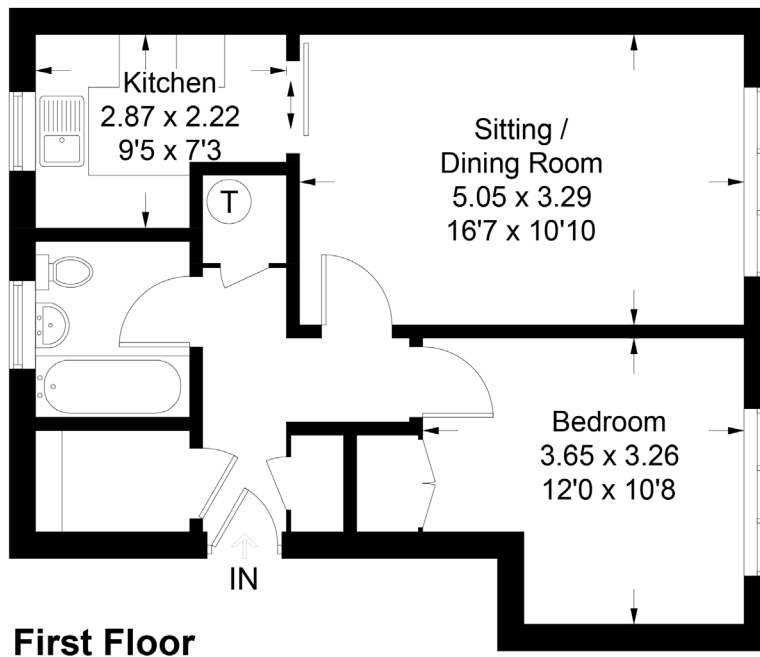
FAQ'S

- Built in - 1980
- Tandridge District Council
- Council tax band - B - £1,626.75
- EPC rating - D
- Double Glazed Windows
- Maintenance charge - approximately £500.00 per annum
- Leasehold - aproximately 89 years remaining
- Ground Rent £10 per annum
- Gas Central Heating





Approximate Gross Internal Area = 48.2 sq m / 519 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. (ID594314)

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