



77 High Street

Dormansland RH7 6PU

Guide Price £450,000



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Robert
Leech.



77 High Street, Dormansland

You enter the property through a covered entrance porch into the hallway that has a very useful storage cupboard, perfect for keeping coats and shoes out of sight. There is downstairs cloakroom off the hallway and opposite is the door to the kitchen which is fully fitted with a comprehensive range of wall and base units including a built in fridge freezer, washing machine, Neff electric oven, gas hob with built in extractor fan and built in microwave. The sitting room/dining room is light, spacious with enough space for a dining table. It has a gas fire and French doors that lead to the sun terrace and garden. From the hallway there are stairs that lead to the first floor and the master bedroom featuring an ensuite shower room. There is also a good size second bedroom with fitted wardrobes and there is a good size family bathroom, which has a bath with a shower over. On this landing there is an airing cupboard which offers space for towels and bed linen, the tumble dryer has been cleverly placed here making it a 'laundry cupboard'. A further staircase takes you up to the second floor landing with a large double bedroom, again with built in wardrobes.

Outside the property at the front is a gate and pathway that leads to the front door there is also side access that leads to the back garden with its sunny terrace, lawn and gate at the back. There are two allocated parking spaces, and the property enjoys views of the church and churchyard and surrounding

- Three double bedrooms
- 1091 sq ft living space
- Generous living/dining room
- Spacious master bedroom with en suite
- Allocated parking for two cars
- Cloakroom
- Walking distance to Dormansland Station
- Central village location
- Close to amenities and local schools
- Good access to the M25 & Gatwick



1.6 miles
Lingfield



10.5 miles
Gatwick



0.9 miles
Dormans



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

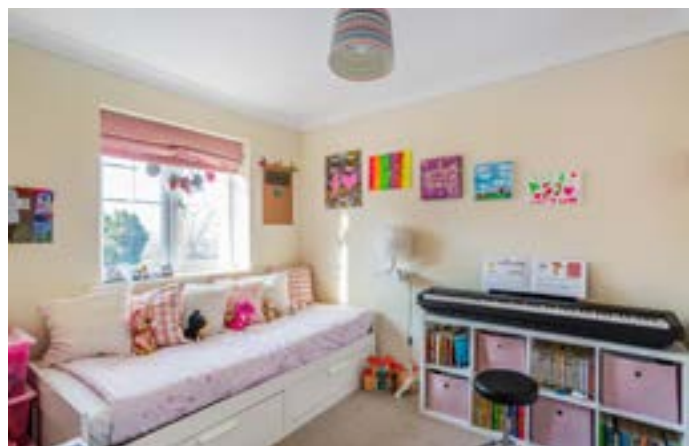
Situated within a short walk of the village of Dormansland, this family home is conveniently located for all amenities, local parks and a village school.

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 2.1 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.

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 12 miles distant.



FAQ'S

- Council Tax - Band E
- Tandridge District Council
- Built - circa 2000
- EPC rating - C
- Gas central heating
- Freehold
- Broadband





Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second 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. (ID839796)
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