



Lingfield, Surrey

Robert
Leech 



A spacious, detached family home offering flexible accommodation located in the heart of Lingfield. The property offers three reception rooms to the ground floor and three bedrooms upstairs. Featuring a large, south west facing garden and single garage.



The property has been updated by the current owners giving it a warm, contemporary feel. The entrance hall opens into the spacious living room with a large window to the front, feature fireplace, wood flooring, panelled walls and new lighting. The kitchen/dining room has been opened up to provide a great entertaining space. The kitchen has a range of modern wall and base units, integrated Bosch oven and hob and windows overlooking the rear garden. There is space for a washing machine in the utility room and a door to the garden. Beyond this is the study/home office, again with views to the rear. A cloakroom completes the ground floor accommodation.



Upstairs there are three bedrooms, two of which are spacious doubles, both with storage. The family bathroom has wash hand basin, w.c. and bath with shower over.

The south west facing rear garden is mainly laid to lawn with a good sized patio area. To the front is another lawned area and a driveway with parking for two cars and access to the garage.



At a glance

- Detached Family Home
- Walking Distance to Lingfield Train Station
- South West Facing Garden
- Three Bedroom
- Three Reception Rooms
- Driveway
- Garage
- Flexible Accommodation
- Utility Room
- Feature Fireplace

Location

Situated in the historic Lingfield Village with a range of everyday shops, village pub and amenities sitting right on your doorstep and just a short walk from the train station. For a larger range of shops, restaurants and leisure facilities East Grinstead can be found five miles distant.

For the commuter Lingfield mainline rail station, which is within half a mile 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 7.5 miles away.

Intrigued?

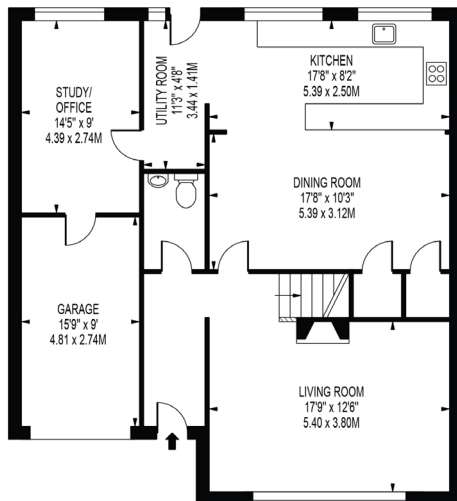
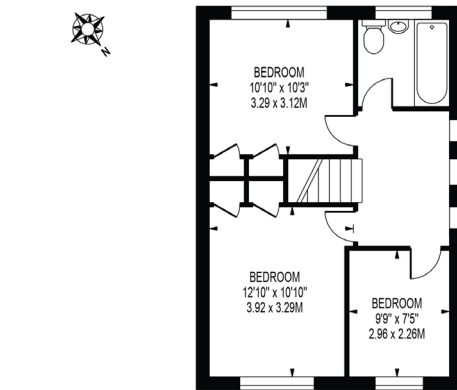
01342 837783

lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com

STATION ROAD
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1555 SQ FT - 144.49 SQ M
(INCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 142 SQ FT - 13.18 SQ M



FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents



Robert Leech 

REIGATE OXTED LINGFIELD