



Lingfield, Surrey

Robert  
Leech . 





NO ONWARD CHAIN. A two double bedroom semi detached within 0.4 miles of Lingfield train station. With living room, good sized kitchen/diner, family bathroom and ensuite. The house benefits from off road parking and a south west facing garden. The property is in good condition but does require some updating and offers excellent opportunity for the prospective buyer to really put their on mark on it.





This attractive semi detached house is conveniently located in Lingfield Village within easy walking distance of the train station, local shops and school.

The front door and entrance hall gives access to the spacious living room to the front with feature fireplace with tiled surround. The bright and airy kitchen/ dining room is to the rear of the property. The dining area has a large understairs cupboard and log burning stove and opens to the good sized kitchen with large skylight, a range of wall and base units and a door to the rear garden. A further door leads to the family bathroom with bath, shower cubicle, w.c. and wash basin. Upstairs are two double bedrooms, both with feature fireplaces, one with ensuite shower room.

Outside, to the front is off road parking. The south west facing rear garden has a large patio area and is mainly laid to lawn.

No onward chain.



## At a glance

- Two double bedrooms
- No Onward Chain
- Private Off Street Parking
- Good Sized South West Facing Rear Garden
- Gas Central Heating
- Ensuite Shower Room
- Spacious Kitchen/Diner
- Feature Fireplaces
- Convenient Walking Distance to Lingfield Train Station
- Good Access to Transport Network

## 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

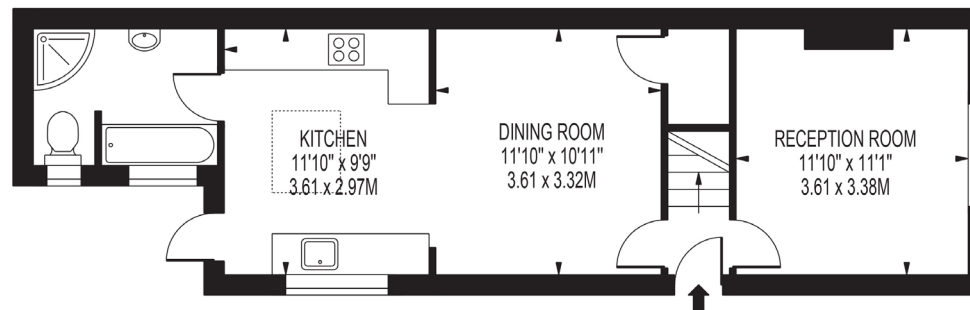
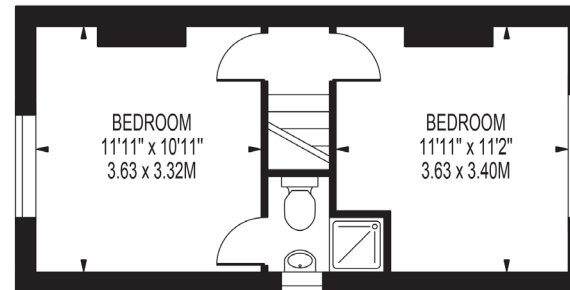
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### STATION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 785 SQ FT - 72.92 SQ M



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