



Lingfield, Surrey

Robert
Leech . 



Robert Leech are delighted to bring to market this 3 bedroom extended property, having been in the same family for 55 years. In need of modernisation and benefitting from an integral garage, front garden and southerly facing rear garden, it offers a fantastic opportunity to update and create a wonderful family home, as it has done for many years.



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This home is situated down a quiet residential road, which is ideally placed and virtually equal distance between the main line train station and the centre of Lingfield village, with all its amenities, pubs and restaurants.



Internally, there is great space throughout with a large hallway with separate WC, large lounge at the front, kitchen at the rear and benefits from a rear extension, creating a larger dining area. This could be knocked through to the kitchen creating a much larger kitchen, lounge, diner. Upstairs there are three great sized rooms and a family bathroom.

Outside to the front there is ample parking for two cars and an integral garage adjacent to the front lawn. The lovely private, rear southerly facing garden is mainly laid to lawn and extends to circa 85ft.

Call Robert Leech today to arrange a private viewing.



At a glance

- Three Double Bedrooms
- Quiet Residential Road
- Heart of Lingfield
- In Need Of Modernisation
- Integral Garage
- Driveway
- Southerly Rear Garden
- Downstairs Cloakroom

Location

Situated in the centre of 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. A larger range of shops, restaurants and leisure facilities can be found in East Grinstead, five miles distant.

For the commuter Lingfield mainline rail station is within half a mile, to both London Victoria and with access to London Bridge. The national motorway network can be accessed at J6 of the M25 which is approximately 7.5 miles away.

Intrigued?

01342 837783

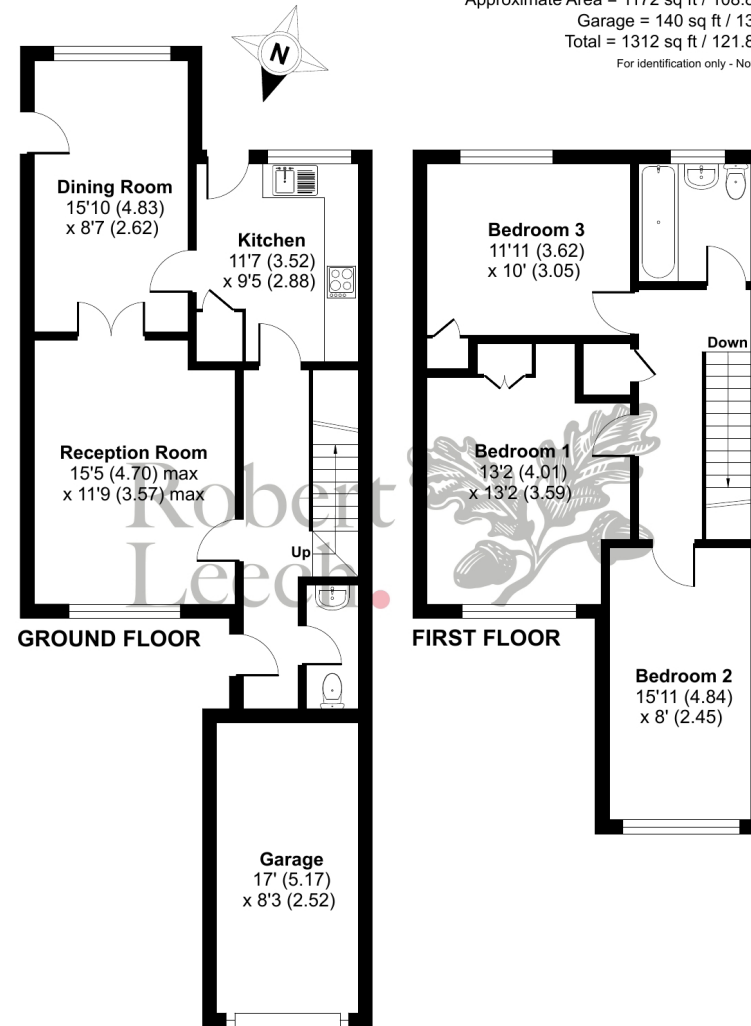
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Approximate Area = 1172 sq ft / 108.8 sq m
Garage = 140 sq ft / 13 sq m
Total = 1312 sq ft / 121.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1176289

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Robert Leech 

REIGATE OXTED LINGFIELD