



Lingfield, Surrey

Robert
Leech 



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GROUND FLOOR *Entrance hall, dining/living room, kitchen and cloakroom *Spacious entrance hallway with storage cupboard and access to all rooms *Contemporary kitchen with fully integrated appliances, grey wall and base units, tiled flooring and quartz work surfaces *Living/dining room with storage cupboard and french doors leading to the garden *Under floor heating throughout
FIRST FLOOR *Two bedrooms, family bathroom and en-suite *Two large double bedrooms *Master bedroom with en-suite shower room *Fully tiled luxurious family bathroom *Hallway storage cupboard *Under floor heating throughout
OUTSIDE *Front garden, rear garden and parking *Front garden which has been block paved with planting and enclosing picket fence *Rear garden laid to lawn with patio area *Allocated parking space + two parking spaces on a first come basis and visitor parking available.

Remainder of ICW 10 year warranty

LOCATION - The property is situated in the centre of Lingfield village. A variety of local shops, a library, restaurants and Costa Coffee are all within a short walk. Lingfield 'all weather' race course is very popular and hosts a number of events. There are excellent local walks and Lingfield Nature Reserve is close by.

SCHOOLS There are several local primary schools, the closest state school being Lingfield primary school. All of which are currently rated good or higher by Ofsted. There are several state and private secondary schools within a five mile radius of the property. Notably the highly regarded Lingfield College school (nursery-sixth form) and Hazelwood.

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 under 10 miles distant.



At a glance

- Stylish Modern Mews House Set in a Gated Mews
- Two Generous Bedrooms
- Cloakroom
- Modern Fully Fitted Kitchen & Built in Appliances
- Spacious Sitting Room / Dining Room
- Master Bedroom With En- Suite
- Fabulous Family Bathroom
- Parking Spaces
- Within The Centre Of The Village And Local Amenities
- Good Access To the M25 & Gatwick

Location

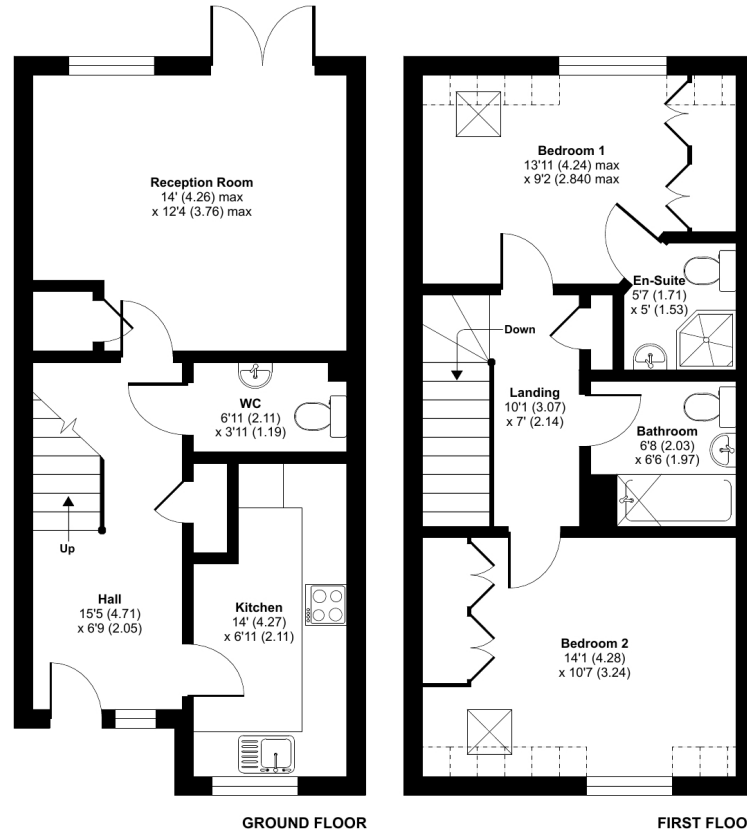
Set in the heart of Lingfield Village with a range of everyday shops, village pubs and amenities and just a short walk from the train station. For a larger range of shops, restaurants and leisure facilities East Grinstead and Edenbridge can be found within 5 miles..

High Street, RH7

Approximate Area = 830 sq ft / 77.1 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 856 sq ft / 79.5 sq m
 For identification only - Not to scale



Denotes restricted head height



Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield
 Surrey RH7 6AA

robertleech.com



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1179417

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REIGATE OXTED LINGFIELD