



Lingfield, Surrey

Robert  
Leech . 



Robert Leech are delighted to present this recently fully updated, beautifully presented 4 bedroom family home in a quiet cul-de-sac location, moments away from the mainline station, walking distance to the village centre with local amenities, schools, local pubs and great walks. Coming with a garage, off street parking and lovely rear garden, its one not to be missed!



The property has had a full make over by the current owners, opening up the kitchen to create a beautiful open plan kitchen diner. The flow into the lounge works really well too, with light coming in from all angles showing off the bespoke cupboards in the lounge and new flooring throughout the downstairs, the attention to detail is clear to see!

This continues when heading upstairs, with 4 very good size bedrooms and a family bathroom, all that have been updated to create a fresh, light and contemporary feel. There is also good attic space accessible from the landing.



Outside to the front there is parking for 2 cars, a separate garage and well presented garden. The garage is accessible from the rear too, and a handy side door leading from the kitchen. The rear garden is well proportioned, with separate patio's and seating areas, offering a great deal of privacy and lovely spots to enjoy the sun throughout the day. There is a separate shed in the corner provided much needed garden storage.

This really is a walk in ready to go property, in a very popular location. This really is one to see, call 01342 837783 and speak to the team to arrange a viewing.



## At a glance

- Four Double Bedrooms
- Recently Modernised
- Kitchen/Diner
- Family Bathroom
- Driveway
- Garage
- Downstairs Cloakroom
- Close To Lingfield Station
- Solar Panels

## 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. 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?

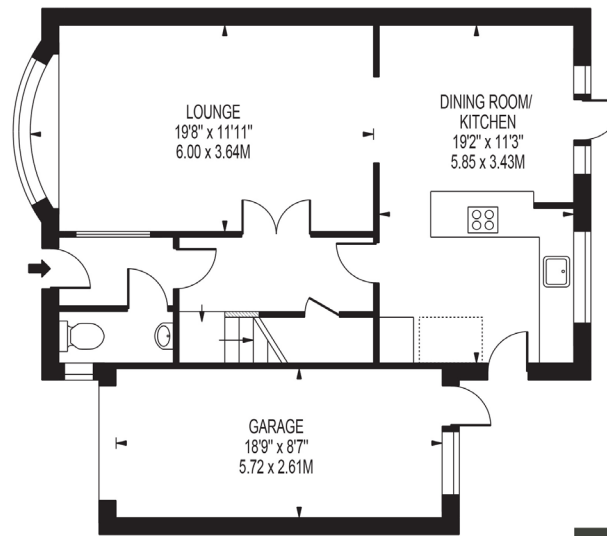
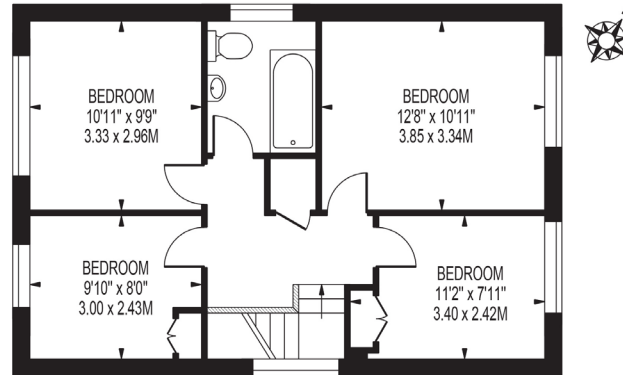
01342 837783

lingfield@robertleech.com

29 High Street Lingfield  
Surrey RH7 6AA

robertleech.com

**RUSHFORD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1154 SQ FT - 107.20 SQ M  
(EXCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 161 SQ FT - 14.93 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