



Lingfield, Surrey

Robert Leech 



**\*\* No Onward Chain \*\*** A fantastically presented four bedroom semi detached family home located within a quiet cul-de-sac in Lingfield Village with garage and off road parking, and only a short walk from the train station, schools and local amenities.



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Entering the property you are greeted with a bright hallway with access to the downstairs cloakroom and the main reception room. The lounge is a spacious room located at the front of the property, the room also gives access to the kitchen/dining room at the rear of the property which overlooks and gives access out into the garden. The kitchen has an abundance of light streaming through as the rear predominately faces south, and has a range of base and eye level units creating ample storage and worktop space, with a separate dining area too, to enjoy family meals together! There are also double doors leading out on to the southerly facing garden, offering privacy and space for alfresco entertaining.

Up on the first floor there are three bedrooms, two of which are doubles and the third a single, and with views at the rear across open fields! The family bathroom consists of a white suite and tiled flooring. The first floor has a large landing at the stair way to the second floor which could also be used as an office/workspace area. The master suite is located on the second floor and is a generous double with en suite shower room and large built-in wardrobe.

The garage can be accessed from the garden, with the additional benefit of a driveway too.

There are solar panels for the hot water



## At a glance

- No Onward chain
- 4 bedrooms
- Kitchen/Diner
- Solar Panels for Hot Water
- Driveway
- Garage
- Downstairs Cloakroom
- Close To Lingfield Station
- Cud de Sac Location

## 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

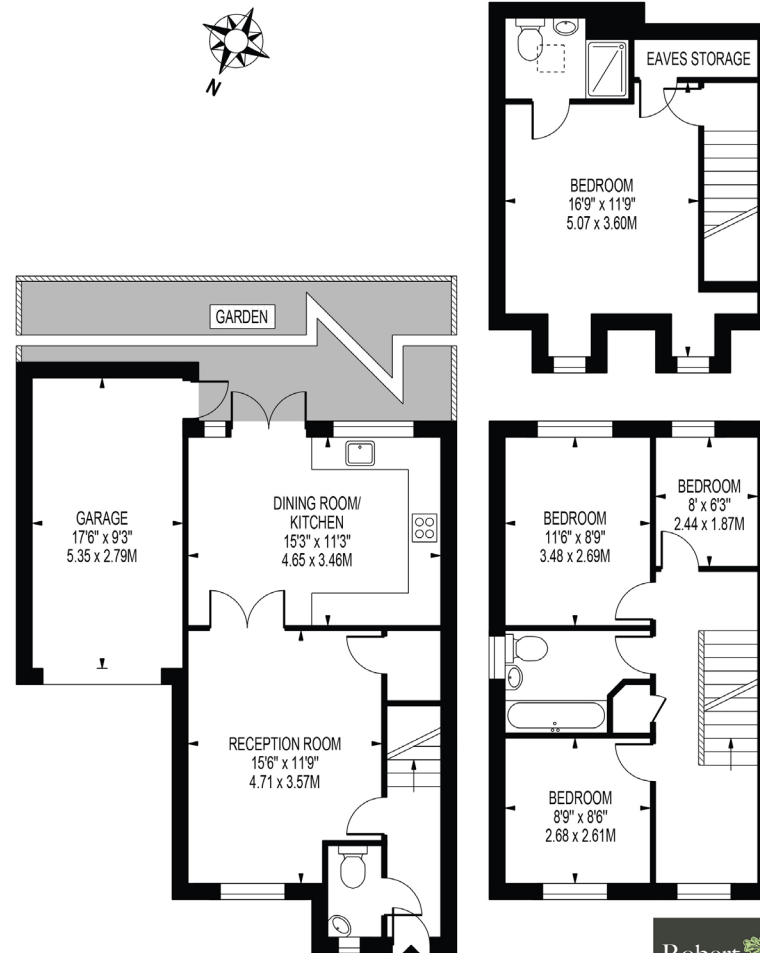
lingfield@robertleech.com

29 High Street Lingfield  
Surrey RH7 6AA

robertleech.com

## KNIGHTS MEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1141 SQ FT - 105.97 SQ M**  
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **17 SQ FT - 1.61 SQ M**  
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.

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