



Spindrifft Plaistow Street

Lingfield RH7 6AL

Freehold

£595,000



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Situation

The pretty village of Lingfield is surrounded by countryside. The High Street has good local shopping with an interesting variety of shops and restaurants. There are three local public houses, two golf courses and several restaurants. The mainline station offers services to East Croydon, London Bridge and Victoria. The M25 is accessed at Godstone (Junction 6), offering easy access to London, Brighton and Gatwick and Heathrow airports.

To Be Sold

Available with NO ONWARD CHAIN is this well appointed detached home offering adaptable accommodation over two floors, located in a tucked away position whilst still located in the heart of Lingfield village and overlooking the village pond. The property would be an ideal purchase for those who are looking to possibly downsize and want the convenience of being close to the village. Equally, Spindrift would suit a family by making the adaptable accommodation to the first floor suit their needs as a growing family. We would strongly recommend an internal viewing to truly appreciate what this home has to offer and the potential it retains.

Entrance Hall

Stairs to 1st floor, two built in storage cupboards under stairs, built in airing cupboard housing hot water tank.

Shower Room

Large walk-in shower cubicle, vanity unit, low suite WC, chrome heated ladder towel rail, fully tiled walls.

L-shaped - Living Room

A lovely bright room which is triple aspect, double doors leading to rear garden.

Dining Room

Front aspect window overlooking village pond, door to :

Kitchen/Breakfast Room

Shaker style units comprising single bowl, single drained stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, integrated fridge freezer and dishwasher, freestanding cooker with hob above and cooker hood, attractive outlook over rear garden, door to :

Utility Room

Single bowl, single drained stainless steel sink unit, base cupboards and wall cupboards, plumbing available for washing machine, appliance space, door leading to rear garden.

Stairs to First Floor Landing

Cloakroom

Low suite WC, vanity unit.

Bedroom One

Eaves storage cupboard, outlook over village pond.

Bedroom Two

Eaves storage cupboard, outlook over village pond

Bedroom Three

Outlook over village pond.

Outside

To the front of the property there is ample parking as well as to the side of Spindrifft which then leads to the TANDEM GARAGE which has an electrically operated roller door with side personal door which open to the rear garden

The REAR GARDEN is a delightful feature offering a large paved entertaining / patio area which then leads to a level area of lawn. There are an abundance of specimen shrubs and there is a high degree of seclusion from neighbouring

property. The the far end of the garden is a useful greenhouse and garden shed.

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



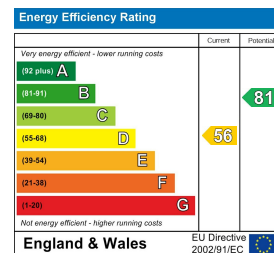
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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