



Dormansland, Surrey

Robert
Leech . 



A charming four bedroom detached family residence offering flexible family accommodation, situated in a sought after residential road in this popular village. In need of modernisation, with huge front and rear gardens, parking, garage, this is a great opportunity to create a stunning family home in such a good location, moments away from amenities and the local school.



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Entering in from the separate porch, you are welcomed by a huge main reception room, with picture windows looking out to the rear garden. The separate dining room and kitchen are located next to each other and offers great potential to open up making a much larger kitchen / dining area, with separate door leading to the side return and garage. Also on the ground floor are two bedrooms, both with built in storage and a shower room.

On the first floor there are two further double bedrooms both with wardrobe space and eaves storage, and there is a family bathroom too. There is potential, with normal planning approvals, to open up the eave storage and either create a larger bathroom or add an en-suite.

To the front of the property there is a private driveway providing ample parking which leads to a garage, there is side access that leads to a large and private rear garden. The front and rear gardens are great in size with the rear having a wonderful south westerly orientation!



At a glance

- Village Location
- Detached
- Four Bedrooms
- In Need Of Modernisation
- Large Front And Rear Gardens
- Close To Local Amenities
- Ample Parking
- South West Facing Rear Garden
- Garage
- Good Access To M25 And Gatwick

Location

Situated in the popular village of Dormansland close to the local primary school and amenities. There is a local Post office, shop, park, tennis courts and several good local public houses within walking distance. Lingfield Village two miles away offers a range of every day shop and amenities. For a larger range of shops, restaurants and leisure facilities. East Grinstead can be found 3 miles away.

Intrigued?

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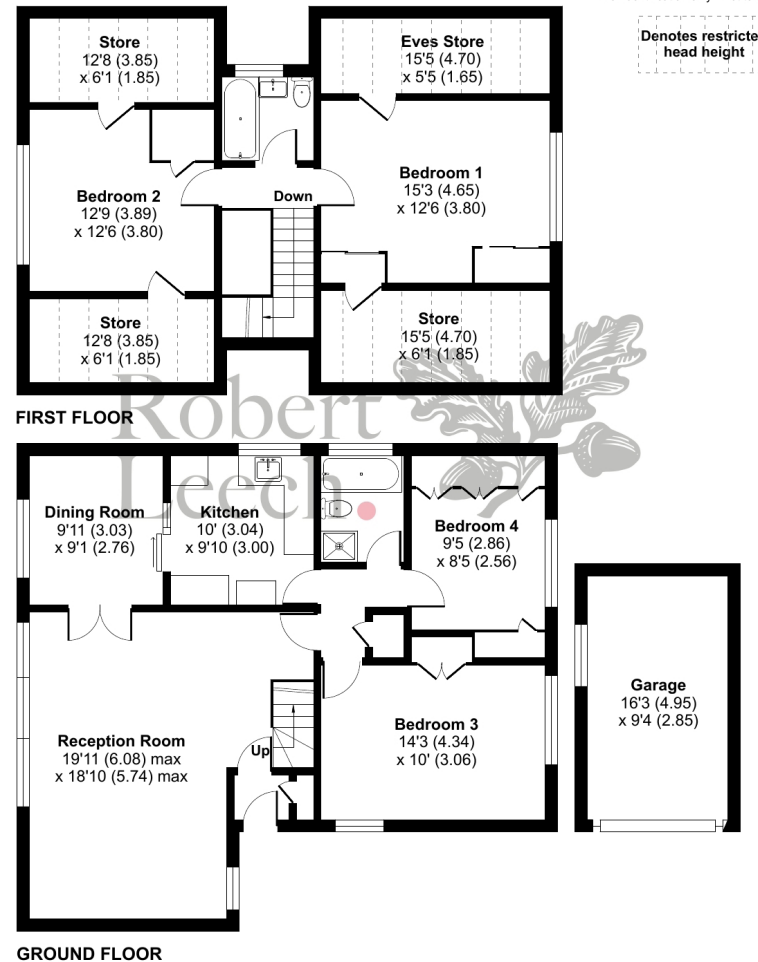
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Beacon Hill, Lingfield, RH7

Approximate Area = 1370 sq ft / 127.3 sq m
Limited Use Area(s) = 339 sq ft / 31.5 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1861 sq ft / 172.9 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). © ritchecom 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1203177



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