



Marle Cottage, Blindley Heath



A spacious 3/4 bedroom detached bungalow offering versatile accommodation & well maintained by the current owner. Generous Sitting / Dining Room, study with stairs to a useful loft room, charming mature rear garden & private driveway. Excellent access to The M25 & Gatwick, Further potential to extend STPP.



A versatile detached bungalow offering spacious living approached by a long gravel driveway leads to a covered porch canopy. From the entrance hall you have a spacious double bedroom with front aspect, good size study/dressing room with stairs up to a fantastic loft room. From the study this leads to adjoining large double bedroom.

The sitting room/ dining room is a wonderful space which can be utilized as one large area or separate, it has a door to an adjoining room which could be a bedroom or snug. From the dining room there is a door which leads to the kitchen which has an adjoining utility room, these two rooms could be opened up in a kitchen / breakfast room if open plan living is desired. From there is a lobby area which has a storage cupboard , cloakroom, and family bathroom.

To the rear is a good size private level garden with sun terrace a large area of lawn, mature flower and shrub borders and a pond. It offers a good level of privacy and also benefits from storage shed and greenhouse, there is gated side access which leads back to the front driveway and garden.

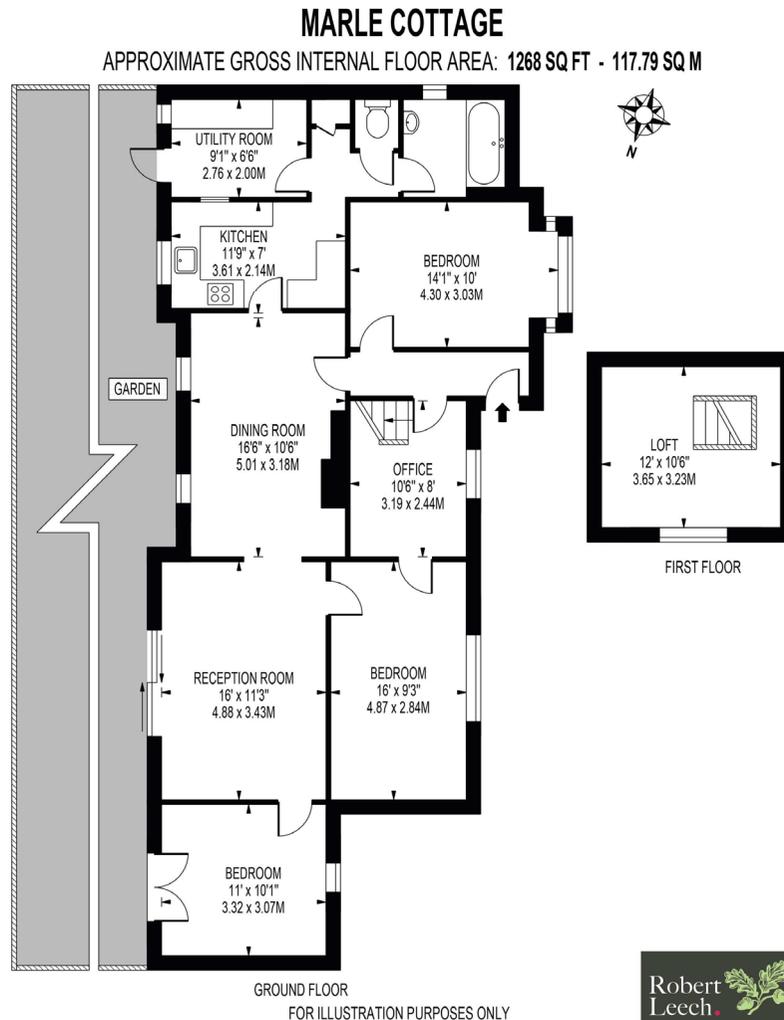


## At a glance

- Spacious & Versatile Detached Bungalow
- Generous Sitting Room / Dining Room
- Well Presented Throughout
- Fitted Kitchen
- Double Glazing
- Fabulous Loft Room
- Wonderful Mature & Well Stocked Garden
- Potential To Extend STPP
- Private Driveway Providing Off Street Parking
- Good Access To The M25 & Gatwick

## Location

The property is located just 3.0 miles from the picturesque village of Lingfield, with its pretty pond, amenities and main line rail service to London. More comprehensive facilities can be found at the old market town of East Grinstead, which is about 6.1 miles away.



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.

## Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield  
Surrey RH7 6AA

robertleech.com

**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